

# LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

## Volume 5 | Technical Appendices

CFA11 | Stoke Mandeville and Aylesbury  
**Landscape report (LV-001-011)**  
Landscape and visual assessment

November 2013

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**Landscape report (LV-001-011)**

Landscape and visual assessment



Department  
for Transport

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# 1 Introduction

- 1.1.1
- The landscape and visual appendix for the Stoke Mandeville and Aylesbury community forum area (CFA11) comprises:
  - a summary of engagement with technical stakeholders (Part 1);
  - an environmental baseline report (Part 2);
  - assessment matrices (Part 3); and
  - a schedule of not significant effects (Part 4).
- 1.1.2
- Maps referred to throughout the landscape and visual appendix are contained in the Volume 5, Landscape and Visual Assessment Map Book.

# Part 1 Engagement with technical stakeholders

## 1 Introduction

1.1.1 This Section describes engagement that has been undertaken with technical stakeholders in relation to the landscape and visual assessment for CFA11.

Table 1: Stakeholder engagement

Stakeholder	Comment	Response
Chilterns Conservation Board  July 2012	Stakeholder letter issued 31 July 2012.  Meeting held to discuss viewpoints 29 August 2012.  Response received suggesting additional viewpoints and photomontages.  Meeting held to discuss the draft Environmental Statement (ES) 19 June 2013.	Proceed with viewpoint as set out for consultation with minor modifications resulting from feedback and from site survey. Also included within the assessment are views from within the lower-lying vale which feature the elevated wooded escarpment which represents part of the wider landscape setting of the Chilterns Area of Outstanding Natural Beauty (AONB).
National Trust (NT)  August 2012	Stakeholder letter issued 7 August 2012.  NT responded 11 October 2012 with request for further viewpoints and photomontages. <ul style="list-style-type: none"><li>• Risborough Road;</li><li>• Marsh Lane;</li><li>• Midshires Way;</li><li>• south-west edge of Aylesbury;</li><li>• views from the A418;</li><li>• Coney Hill Farm, Waddesdon Hill area;</li><li>• Aylesbury Park/Garden;</li><li>• Aylesbury Vale Parkway;</li><li>• Hartwell House; and</li><li>• Stoke Mandeville.</li></ul>	Additional data issued.  Proceed with viewpoint as sent out for consultation with minor modifications resulting from feedback and from site survey.
Buckinghamshire County Council (BuCC)  August 2012	Stakeholder letter issued 15 August 2012.  Request for digital output of viewpoints.  Meeting held to discuss the draft ES 19 June 2013.  BuCC responded 24 October 2012 with comments/areas of interest and additional viewpoints: <ul style="list-style-type: none"><li>• Stoke House south of Stoke Mandeville (photomontage requested);</li><li>• Moat Farm west of Stoke Mandeville;</li><li>• Sedrup Farm south-east of Hartwell (photomontage requested);</li><li>• Fleet Church, Fleet Marston (photomontage requested);</li><li>• Hartwell View, Rabans Lane Industrial Park; and</li><li>• Coney Hill Farm, Waddesdon Hill area.</li></ul>	Digital data issued.  Proceed with viewpoint as sent out for consultation with minor modifications resulting from feedback and from site survey.
Natural England (NE)  September 2012	NE responded to initial consultation 25 September 2012. NE encourages the local authorities to comment on viewpoints in their local communities and landscapes that are important to them.  Meeting held to discuss the draft ES 19 June 2013.	Comments taken into consideration.

Wycombe District Council September 2012	Stakeholder letter issued 25 September 2012. Response received via BuCC.	Additional viewpoints taken into consideration as per the request of BuCC.
Aylesbury Vale District Council (AVDC) October 2012	Stakeholder letter issued 9 October 2012. Response received via BuCC.	Additional viewpoints taken into consideration as per the request of BuCC.
Chiltern District Council October 2012	Stakeholder letter issued 9 October 2012. Response received via BuCC.	Additional viewpoints taken into consideration as per the request of BuCC.

# Part 2 Environmental baseline report

## 1 Introduction

- 1.1.1
- This Section describes the baseline for landscape character areas (LCA) and visual assessment viewpoints located within the Stoke Mandeville and Aylesbury study area. A summary of the landscape and visual baseline is provided in Volume 2, CFA Report11, Stoke Mandeville and Aylesbury, Section 9. The LCA maps LV-02-038 to LV-02-043 (Volume 5, Landscape and Visual Assessment Map Book), which are based on an aerial photograph, also help to provide an overview of the character of the area, illustrating the pattern of development, distribution of open spaces and spread of vegetation.
- 1.1.2
- This Section is organised as follows:
- information on each LCA identified within the study area, including a description of the area and an analysis of the condition, tranquillity, value and sensitivity of each LCA. These are ordered from south to north along the route of the Proposed Scheme;
  - information on the nature of the existing views towards the Proposed Scheme from identified representative visual assessment viewpoints, during both winter and summer, and day time and night-time where relevant. These are ordered from south to north along the route of the Proposed Scheme; and
  - future baseline conditions are also described.

## 2 Landscape character assessment

- 2.1.1
- The LCA have been determined with reference to a number of published studies at the national county and local level. Those of relevance to the study area are described below:
- the Natural England National Character Area 110: Chilterns<sup>1</sup>, which summarises the area as a distinct outcrop of chalk which is extensively farmed and wooded, the Natural England National Character Area 108: Upper Thames Clay Vales<sup>2</sup>, which summarises the area as a low-lying and undulating clay landscape and the Natural England National Character Area 109: Midvale Ridge<sup>3</sup>, which summarises the area as a low irregular limestone ridge;
  - the Landscape Plan for Buckinghamshire Part 1<sup>4</sup>. The study area includes three landscape character zones, Z5 – Northern Clay Vale, Z6 – Southern Clay Vale, and Z7 – Midvale Ridges;
  - the Wycombe District Landscape Character Assessment<sup>5</sup>, which identifies 20 LCA within the Wycombe District. The study area includes one LCA, the Longwick Vale LCA, a vale landscape;
  - the Aylesbury Vale District Landscape Character Assessment<sup>6</sup>, which identifies 79 LCA within the Aylesbury Vale District. The study area lies within nine LCA including the Wendover Foothills (East) LCA, a chalk foothill landscape, the Southern Vale, Haddenham Vale and Northern Vale LCA, which are described as vale landscapes, the A418 Ridge and Chearsley Ridge LCA, which are defined as elevated landscapes, and the Hartwell House and Golf Course and the Waddesdon-Eythroe Farmed Parkland LCA, which are defined as farmed parkland landscapes; and
  - the Chilterns AONB Management Plan 2008 – 2013<sup>7</sup>, which outlines the global, national and regional context of the AONB and the area’s special qualities, and the Changing Landscape of Chilterns<sup>8</sup>, which outlines the findings of the Chilterns historic landscape characterisation project.
- 2.1.2
- Descriptions of all the LCA identified within the study area are provided below. The LCA are shown on LV-02-038 to LV-02-043 (Volume 5, Landscape and Visual Assessment Map Book). A summary description of the LCA most likely to be affected is included in Volume 2, CFA Report 11, Stoke Mandeville and Aylesbury, Section 9.
- 2.1.3
- Where LCA are located across boundaries between other CFA (i.e. CFA10 Dunsmore, Wendover and Halton and CFA12 Waddesdon and Quainton) the baseline descriptions for these LCA are reported in each CFA section in their entirety.

<sup>1</sup> Natural England, (2013), *National Character Area: 110: Chilterns*.

<sup>2</sup> Natural England, (2013), *National Character Area 108: Upper Thame Clay Vales*.

<sup>3</sup> Natural England, (2013), *National Character Area 109: Midvale Ridge*.

<sup>4</sup> Buckinghamshire County Council, (2001), *Landscape Plan for Buckinghamshire Part 1: Landscape Character Assessment Buckinghamshire County Council Aylesbury*.

<sup>5</sup> Land Use Consultants, (2011), *Wycombe District Landscape Character Assessment: Prepared for Buckinghamshire County Council and Wycombe District Council*.

<sup>6</sup> Jacobs, (2008), *Aylesbury Vale Landscape Character Assessment: Prepared for Buckinghamshire County Council and Aylesbury Vale District Council*.

<sup>7</sup> Chilterns Conservation Board, (2008), *Chilterns Area of Outstanding Natural Beauty Management Plan 2008 – 2013: A Framework for Action*.

<sup>8</sup> Chilterns Conservation Board, (2008), *The Changing Landscape of the Chilterns: Chilterns Historic Landscape Characterisation Project*.

Marsh Vale LCA

This LCA comprises an open, gently undulating low lying landscape in the setting of the elevated chalk escarpment to the south. The LCA predominantly consists of medium to large scale open arable fields interspersed with smaller scale paddocks and pasture. Woodland cover is limited, although the network of hedgerows which bound the fields creates a sense of enclosure and unity. Settlement is limited, mostly comprising scattered farmsteads although some linear development is evident along the local road network. The Princes Risborough to Aylesbury Line traverses this LCA.

Landscape condition

The buildings and vegetation are generally well maintained, particularly the extensive hedgerow network. The overall landscape condition is therefore considered to be good.

Tranquillity

Although the presence of the existing railway line and road network are detractors in the landscape, the LCA has a predominantly rural character, in part owing to the enclosure provided by the extensive hedgerow network, resulting in a landscape of medium tranquillity.

Landscape value

The area is likely to be locally valued by residents within the landscape given the presence of the public rights of way (PRoW) network.

Sensitivity

Due to the good condition, local value and high tranquillity, this character area has a medium sensitivity to change.

Figure 1: Marsh Vale LCA Date taken: 12 September 2012. Nikon D60 18mm lens (cropped)



Weston Turville Reservoir LCA

This LCA lies between the settlements of Wendover, Halton and Weston Turville, in a flat landscape with the elevated chalk escarpment featuring to the south. The artificial watercourse of the Wendover Arm of the Grand Union Canal and the Weston Turville Reservoir are located within the area. Weston Turville Reservoir itself is fringed by rare willow carr, reed beds and tall fen habitats and as such the area is designated as a Nature Reserve and a Site of Special Scientific Interest (SSSI). To the east of the reservoir the principal land use is arable farmland bound by mature hedgerows.

The Wendover Arm of the Grand Union Canal which forms the southern boundary of the LCA is a valuable recreational resource and the towpath is frequently used. The vegetation adjacent to the canal affords a degree of enclosure. Built elements are limited to a small boat house on the Weston Turville Reservoir although the area is within the setting of more built-up areas in the surrounding landscape.

Landscape condition

This landscape is generally well maintained and in good condition due to good standard management practices associated with the Weston Turville Reservoir Nature Reserve.

Tranquillity

This area has a high level of tranquillity due to the sense of seclusion and enclosure in the vicinity of the reservoir and canal and the noticeable presence of nature.

Landscape value

As the majority of the area encompasses the Weston Turville Reservoir Nature Reserve, and as such will be experienced by a large proportion of the district's population and will be valued as a recreational resource, the landscape is considered to be valued at a district level.

Sensitivity

Due to its good condition, high tranquillity and district value, this character area has a high sensitivity to change.

Figure 2: Weston Turville Reservoir LCA Date taken: 12 September 2012. Nikon D60 18mm lens (cropped)





## Stoke Mandeville Vale LCA

This LCA comprises a low lying, predominantly agricultural landscape, with limited topographic variation. The transport routes which cross the area, including the A413, the A4010 and the Marylebone to Aylesbury Line, and the large villages of Stoke Mandeville and Weston Turville (commonly built in the local vernacular of brick and flint), erode the rural character of the LCA due to the openness of the landscape, as does intervisibility with the urban edge of Aylesbury. The Chilterns escarpment to the south forms the backdrop to many views.

The predominant agricultural use is arable with paddocks and small grazing parcels on the fringe of settlements. Fields are generally large and open with well-trimmed hedges. There are distinctive clusters of smaller fields with well-established and mature hedgerows around the farmstead at Moat Farm, west of Stoke Mandeville. An extensive PRoW network traverses this landscape.

### Landscape condition

Generally the landscape is in fair to poor condition but it does contain pockets of higher quality and better managed agricultural land. The general pattern of elements has been interrupted by ribbon development and infrastructure; there are consequently some detracting features in the landscape. Overall the condition of the landscape is considered to be fair.

### Tranquillity

Despite the area being predominantly agricultural, this area has a low level of tranquillity due to the relatively built-up character in comparison to the adjacent areas, and the presence of numerous transport routes and their associated vehicular movements.

### Landscape value

The Stoke Mandeville Vale LCA is likely to be valued by the local community due to areas of residential settlement and an extensive PRoW network.

### Sensitivity

Due to its fair condition, low tranquillity and local value, this character area has a low sensitivity to change.

Figure 3: Stoke Mandeville Vale LCA Date taken: 12 September 2012. Nikon D60 18mm lens (cropped)



## Haddenham Vale LCA

This LCA comprises a low lying area on the south-western fringe of the town of Aylesbury. The openness of the landscape leads to a sense of remoteness due to the limited topographic variation and lack of settlement, woodland and infrastructure. The chalk escarpment to the south of the LCA is present in many views. Woodland makes a limited contribution to the landscape, however, mature trees reinforce the pattern of elements, such as the field pattern, which remains coherent. There are few detracting features in the landscape.

Arable use predominates with pastoral land more common adjacent to streams. Arable fields are generally large but paddocks are typically smaller and irregularly shaped. Settlement is sparse with farmsteads dispersed throughout the area. An extensive PRoW network traverses this landscape.

### Landscape condition

Generally the landscape is in a good condition. The pattern of hedgerows remains strong although there is some evidence of field amalgamation in the more intensely farmed areas.

### Tranquillity

A lack of large scale settlement and major transport routes and infrastructure results in an area with a high level of tranquillity.

### Landscape value

The area is likely to be locally valued by residents within the character area given the presence of a PRoW network.

### Sensitivity

Due to the good condition, local value and high tranquillity, this character area has a medium sensitivity to change.

Figure 4: Haddenham Vale LCA Date taken: 11 September 2012. Nikon D60 18mm lens (cropped)



Settlement (Aylesbury) LCA

The historic core of Aylesbury is located at the confluence of several historically important transport routes, including the A413, A418 and the A41. The settlement straddles a slightly elevated outcrop of Portland Limestone which falls away to a lower lying landscape underlain by the Kimmeridge Clay Formation Mudstone between the Bear Brook and the River Thame. Extensive expansion in the 19th and 20th centuries resulted in the amalgamation of the previously isolated settlements of Quarrendon and Walton. Modern housing developments include the areas of Southcourt, Bedgrove and Broughton, which stretch into the wider clay vale landscape.

Land was cleared within the historic core of Aylesbury in the post-war period and redeveloped as a commercial centre. This includes Buckinghamshire County Hall, a prominent tall building which is a landmark within the settlement and surrounding landscape. Aylesbury also includes Rabans Lane Industrial Park to the north-west.

The Marylebone to Aylesbury Line and a branch line of the Chiltern Main Line from Princes Risborough pass through Aylesbury. Also serving Aylesbury is an arm of the Grand Union Canal which terminates at the Aylesbury Basin in proximity to the Buckinghamshire County Hall.

Landscape condition

The buildings, surface treatment and vegetation within the area are generally well maintained, with limited areas of dereliction. The periphery of the settlement largely comprises modern housing development which, although not immediately relating to the local landscape, does provide a sense of coherence across the settlement of Aylesbury. The overall landscape condition is considered to be fair.

Tranquillity

Tranquillity is generally low owing to the presence of traffic and numerous visual detractors experienced, such as pylons and buildings which detract from the quality of the landscape.

Landscape value

The settlement is a distinctive component of the region’s character and as such is considered to be of regional value.

Sensitivity

Due to its fair landscape condition, low tranquillity and regional value, this character area has a medium sensitivity to change.

Figure 5: Settlement (Aylesbury) LCA Date taken: 5 June 2013. Nikon D60 18mm lens (cropped)



A418 Ridge LCA

This LCA comprises a locally prominent low ridge encompassing the A418 and Bishopstone Road, in addition to the settlements of Stone and Bishopstone. There is a distinctive transition from a more mature wooded landscape with settlement in the north near Hartwell, towards a more open intensively farmed arable landscape with well-trimmed hedges in the south towards Bishopstone.

Land use is predominantly arable with a greater concentration of smaller fields of pasture around the settlement of Bishopstone. A large proportion of the LCA lies within the Brill-Winchendon Hills Area of Attractive Landscape as defined by AVDC.

Landscape condition

The hedgerow pattern is variable, being strong and distinctive in some areas but well-trimmed with gaps or removed entirely in areas of arable intensification. The pattern of elements remains coherent and there are few detracting features. Overall, the landscape is in a fair condition.

Tranquillity

Due to the presence of the A418 Oxford Road, a busy route, and the relatively large village of Stone; in the north of the area the tranquillity is considered to be low. To the south the area contains the smaller village of Bishopstone and the less frequently used Bishopstone Road, therefore the tranquillity is considered to be medium in the south of the area. Overall, this character area is considered to have a medium level of tranquillity.

Landscape value

Given that a large proportion of the LCA is defined as an Area of Attractive Landscape it is considered to be of regional value.

Sensitivity

Due to its fair landscape condition, medium tranquillity and regional value, this character area has a medium sensitivity to change.

Figure 6: A418 Ridge LCA Date taken: 11 September 2012. Nikon D60 18mm lens (cropped)





## Hartwell House and Golf Course LCA

This LCA has a strong parkland character throughout but comprises two distinct parts. Hartwell House sits within mature, well-wooded parkland in the south-west and the golf course and playing fields occupy more open parkland to the east. The latter occupies previously agricultural parkland within which there are remnants of an historic field pattern seen as fragments of hedgerow and distinctive stands of mature trees.

A mature tree avenue extends from Hartwell House across this LCA traversing the golf course. The character of this area is enhanced by the wooded backdrop of the parkland and woodland to the south-west. A large proportion of the Hartwell House and Golf Course LCA lies within the Brill-Winchendon Hills Area of Attractive Landscape as defined by AVDC.

The area is a mixture of parkland, woodland and recreational uses with very limited agricultural use. Where agricultural land is present it is predominantly used for grazing. Hartwell House and the immediate grounds operate as a hotel and leisure facility. There is a golf clubhouse and associated buildings and car parking close to the north-eastern boundary. The south-east corner of the area is relatively flat and used for formal sports pitches.

There are a number of residential properties in proximity to Hartwell House accessed from the same lane. There is otherwise limited settlement and very little infrastructure within the area, although there is intervisibility with the Rabans Lane Industrial Park and Fairford Leys residential development from limited parts of this LCA in the north-east where the landscape is less enclosed.

### Landscape condition

The pattern of elements combines to give a strong unity. Detracting features within the area are minimal but the recent and more established residential and industrial developments along the north-eastern boundary are all visible from a limited part of the area but beyond the character area boundary. Overall, the landscape is in a good condition.

### Tranquillity

Due to the enclosed parkland character of the area, the general lack of infrastructure and settlement and the sense of seclusion the area has a high level of tranquillity.

### Landscape value

Hartwell House is recognised as one of Buckinghamshire's finest estates and is designated by English Heritage as a registered park and garden of Grade II\* status. The house and its associated grounds are considered a distinctive component of the region's character and owing to its national designation indicates a national value.

### Sensitivity

Due to the good condition of the landscape, high level of tranquillity and national value, this character area has a high sensitivity to change.

Figure 7: Hartwell House and Golf Course LCA Date taken: 5 October 2012. Nikon D60 18mm lens (cropped)



## Fleet Marston Vale LCA

There is a very low level of settlement within this flat, open and large-scale landscape. The area is sparsely populated with occasional farmsteads dispersed throughout the area. The hills lying to the north and south define the horizon. Aylesbury is often clearly visible and forms the backdrop to views, and although the A41 Bicester Road only traverses a small section of this LCA, it exerts its influence over a wide area due to the open nature of the landscape. A very small proportion of the Fleet Marston Vale LCA (in the south-west) lies within the Brill-Winchendon Hills Area of Attractive Landscape as defined by AVDC.

The predominant land use is arable with open, large scale fields and well-trimmed hedges. The fields are often irregular in shape with a notable loss of hedgerows due to field amalgamation. There are no large blocks of woodland; small groups of trees, however, are often associated with farmsteads, watercourses or ponds. Mature black poplar trees are a distinctive feature, often found along watercourses and ditches either as individuals or in groups. Mature pollarded willows are also common along wet ditches.

### Landscape condition

The pattern of hedgerows has been eroded, in part through field amalgamation, within the core of the area and often remains only where boundaries are defined by ditches and drains. The general pattern of elements, however, is coherent and there are few detracting features over the area. Generally the condition of the landscape is considered to be fair.

### Tranquillity

Despite a sense of rural character, the LCA is traversed by the A41 Bicester Road and the Marylebone to Aylesbury Line which appear as prominent features due to the open nature of the landscape, exerting their influence across the landscape. This, in combination with the intervisibility with the urban edge of Aylesbury and the Rabans Lane Industrial Park, results in landscape of low tranquillity.

### Landscape value

The area is likely to be locally valued by residents within the character area given the presence of a PRoW network.

### Sensitivity

Due to its fair landscape condition, low tranquillity and local value, this character area is considered to have a low sensitivity to change.

Figure 8: Fleet Marston Vale LCA Date taken: 11 September 2012. Nikon D60 18mm lens (cropped)



## Thame Valley LCA

The topography of this low-lying and flat area is heavily influenced by the course of the River Thame. Land use within the LCA comprises mixed farming with tree cover limited to the field boundaries. The A418 Ridge LCA provides the setting to the south whilst the Chearsley Ridge LCA provides the setting to the north. This LCA lies within the Brill-Winchendon Hills Area of Attractive Landscape as defined by AVDC.

### Landscape condition

The hedgerow pattern is strong and distinctive with the occasional mature hedgerow tree, whilst the dynamic nature of the River Thame results in fertile ground. There are few detracting features. Overall, the landscape is in a good condition.

### Tranquillity

Within this LCA the lack of vehicular access, in combination with the sense of enclosure afforded by the surrounding higher ground, gives a high level of tranquillity.

### Landscape value

The LCA is likely to be valued regionally as indicated by the presence of a number of PRoW and its Area Of Attractive Landscape status.

### Sensitivity

Due to the good landscape condition, high tranquillity and regional value, this character area has a high sensitivity to change.

Figure 9: Thame Valley LCA Date taken: 5 October 2012. Nikon D60 18mm lens (cropped)



## Chearsley Ridge LCA

This gently undulating area slopes upwards in a north-westerly direction towards the Chearsley Ridge. The landscape is a mix of arable and woodland plantation with evidence of hedgerow removal. Expansive views are afforded across the Thame Valley LCA to the south. The LCA lies within the Brill-Winchendon Hills Area of Attractive Landscape as defined by AVDC.

### Landscape condition

Whilst the majority of the landscape is well maintained, evidence of hedgerow removal is noticeable. Overall, the landscape condition is considered to be of fair condition.

### Tranquillity

The lack of vehicular access, in combination with the sense of enclosure afforded by the surrounding woodland plantations and the lack of detracting elements, gives rise to a high level of tranquillity.

### Landscape value

The LCA is likely to be valued regionally as indicated by the presence of a number of PRoW and its Area of Attractive Landscape status.

### Sensitivity

Due to the fair landscape condition, high level of tranquillity and regional landscape value, this character area has a high sensitivity to change.

Figure 10: Chearsley Ridge LCA Date taken: 5 October 2012. Nikon D60 18mm lens (cropped)





## Eythrope Parkland LCA

This LCA comprises an area of undulating landform, with the distinctive parkland landscapes located at Eythrope Park adjacent to the River Thame. The area is intrinsically rural with extensive mature woodland interspersed with areas of parkland and agricultural land. The Eythrope Parkland LCA lies within the Brill-Winchendon Hills Area Of Attractive Landscape as defined by Aylesbury Vale District Council.

Agricultural use is divided broadly between pasture on the southern side of Waddesdon hill and a predominance of arable cultivation to the north. The predominantly arable landscape pattern over the drier hill top changes on the lower slopes to a pastoral landscape of smaller fields, particularly to the south.

A notable feature of the designed landscape at Eythrope is an extensive lake created when the River Thame was dammed during the 18th century. There are also extensive ornamental gardens and 'pleasure grounds' which form part of the designed landscape. A distinguishing feature of this landscape is the extensive woodland covering the upper slopes. The parkland contains numerous mature deciduous and non-deciduous trees.

There are two large houses within Eythrope Park; outside of these, however, the area is sparsely settled, with farmsteads and lodge houses associated with the estate scattered across the landscape.

### Landscape condition

The pattern of elements which comprises the key characteristics of the area has a strong visual unity. There are few detracting features other than those associated with the A41 corridor. Overall, the landscape is in a good condition

### Tranquillity

The parkland and agricultural character of the area and lack of major transport routes results in an area with a high level of tranquillity.

### Landscape value

The area comprises part of an English Heritage registered park and garden of Grade II status and as such the landscape is deemed to have a national value.

### Sensitivity

Due to the good landscape condition, high tranquillity and national value, this character area has a high sensitivity to change.

Figure 11: Eythrope Parkland LCA Date taken: 5 October 2012. Nikon D60 18mm lens (cropped)



## Settlement (Berryfields) LCA

This LCA lies to the north-west of Aylesbury and is currently under extensive development. The LCA is contained by established physical boundaries including the existing railway line to the west and the flood plain and tributaries of the River Thame to the east and south. The northern boundary is marked by an east-west ridge of higher ground which stands proud in the predominantly low-lying gently undulating landscape.

Areas of modern residential and commercial development punctuate the landscape, which for the most part comprises a construction site, although some areas of farmland remain. To the south of the LCA an existing railway and the A41 Bicester Road traverse the landscape with a series of new roads connecting to the roundabout on the A41 Bicester Road, radiating throughout the LCA.

### Landscape condition

The buildings, surface treatment and vegetation are in a current state of flux, with the majority incomplete or not established, with construction plant and machinery commonplace; therefore the overall condition of the landscape is considered to be poor.

### Tranquillity

The level of tranquillity is considered to be low owing to the extent of on-going construction activities, including noise from construction traffic.

### Landscape value

Overall this LCA has a local level of value as for the most part the landscape is a building site.

### Sensitivity

Due to the poor condition, local value and low tranquillity, this character area has a low sensitivity to change.

### Future baseline

The Berryfields Major Development Area (MDA) includes the provision of approximately 3,000 new homes, a district centre, schools and improved transport connections to the A41 Bicester Road and the Aylesbury Parkway Train Station. Upon completion of the Berryfields MDA the condition of the Settlement (Berryfields) LCA will increase to good as the visual detractors such as plant and machinery will no longer be present and the landscape will have taken on a well-maintained appearance in a good state of repair. In addition, the tranquillity of the area will increase to medium as a result of less vehicle movements associated with the construction of the Berryfields MDA. Therefore, due to the good condition, local value and medium tranquillity, this character area will have a medium sensitivity to change.

Figure 12: Settlement (Berryfields) LCA Date taken: 5 June 2013. Nikon D60 18mm lens (cropped)



### 3 Visual baseline

- 3.1.1 Descriptions of the identified representative viewpoints are provided below. The viewpoints are shown on Maps LV-07-038 to LV-07-043 and LV-08-038 to LV-08-043 (Volume 5, Landscape and Visual Assessment Map Book). For each viewpoint, the first part of the baseline description relates to the view during winter, the second part relates to the summer view for viewpoints considered in the operational assessment and, where relevant, the third part relates to the view at night-time.
- 3.1.2 Photographs have been included to represent the view from visual receptors during winter and, where relevant, summer. For some visual receptors, no appropriate location from which to capture a representative photograph of the view was available, therefore no photograph has been included and the assessment has been undertaken based on professional judgement.
- 3.1.3 The number identifies the viewpoint locations which are shown on Maps LV-07-038 to LV-07-043 and LV-08-038 to LV-08-043 (Volume 5, Landscape and Visual Assessment Map Book). In each case, the middle number (xxx.x.xxx) identifies the type of receptor as follows:
1. protected views - none of these receptor types have been identified within the study area;
  2. residential views – these have a high sensitivity to change, as attention is often focused on the landscape surrounding the property, rather than on another focused activity (as will be the case in predominantly employment or industrial areas);
  3. recreational views – these receptors (apart from those engaged in active sports) generally have a high sensitivity to change, as attention is focused on enjoyment of the landscape. Tourists engaged in activities whereby attention is focused on the surrounding landscape or townscape also have a high sensitivity to change;
  4. transport views - travel through an area is often the means by which the greatest numbers of people view the landscape. Because of the glimpsed nature of the view from trains or vehicles, people travelling through an area on main roads have a low sensitivity to change, while those on scenic routes have a medium sensitivity;
  5. hotels and healthcare institutions – none of these receptor types have been identified within the study area;
  6. employment – people at work and within educational institutions, including places of worship, are the least sensitive receptors, as their attention is likely to be focussed on their activity. These receptors have a low sensitivity to change; and
  7. active sports - people engaged in active sports have a low sensitivity to change as their attention is likely to be focused on their activity.



**Viewpoint 110.2.001: View south-west from dwellings on the A413 Wendover Road, Weston Turville**

This viewpoint is representative of the typical view experienced from one and two storey residences on the A413 Wendover Road, north-west of World’s End.

Figure 13: Viewpoint 110.2.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 14: Viewpoint 110.2.001 – summer view Date taken: 26 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view experienced, as illustrated in Figure 13, comprises a gently sloping arable field in the foreground. A low hedgerow with occasional hedgerow trees runs perpendicular to the viewpoint in the left of the view from the foreground into the middle ground. It meets a line of woodland running parallel to the viewpoint restricting views beyond. To the right of this woodland Triangle Business Park (located approximately 400m from the viewpoint) is clearly visible and obstructs more distant views in the background. The elevated wooded chalk escarpment forms the backdrop to the view in the distance.

**Summer**  
In summer mature trees in the middle ground of the view (illustrated in Figure 14) overlap to form a largely wooded skyline.

**Night-time**  
At night the background of the view is brightly lit by lighting associated with the Triangle Business Park.



**Viewpoint 111.2.001: View east from dwellings on Old Risborough Road**

This viewpoint is representative of the typical view experienced from two storey residences on Old Risborough Road.

Figure 15: Viewpoint 111.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 16: Viewpoint 111.2.001 – summer view Date taken: 26 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view experienced, as illustrated in Figure 15, comprises a small irregular shaped pastoral field bounded by hedgerows in the foreground. The view is partly obscured at ground level by a hedgerow. In the middle ground of the view mature trees are visible running along the length of the A4010 Risborough Road approximately 100m from the viewpoint. Wendover Woods on the higher ground at Boddington Hill is visible as a wooded skyline in the background.

**Summer**  
In summer mature trees in the middle ground of the view (illustrated in Figure 16) overlap to restrict more distant views.

**Night-time**  
At night the middle ground of the view is faintly lit by street lighting and passing vehicles on the A4010 Risborough Road.



Viewpoint 112.2.001: View west from dwellings on Marsh Lane, Stoke Mandeville

This viewpoint is representative of the typical oblique view experienced from residential receptors on Marsh Lane, opposite Stoke Mandeville Combined School.

Figure 17: Viewpoint 112.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 18: Viewpoint 112.2.001 – summer view Date taken: 5 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This view is illustrated in Figure 17. It comprises a narrow vista along Marsh Lane framed on both sides by a tall hedgerow in the foreground. This partially screens views of arable land in the middle ground beyond, approximately 350m from the viewpoint. The background of this view comprises a wooded horizon with a pylon breaking the skyline beyond the tree cover. Views from first floor windows on Marsh Lane will be more open and a greater extent of arable land will be visible.

Summer

In summer, hedgerow vegetation in the foreground and middle ground of the view (illustrated in Figure 18) further contains the view restricting longer more distant views.

Night-time

At night the length of Marsh Lane is intermittently lit in both the foreground and middle ground by passing vehicles travelling between Stoke Mandeville and Marsh.



**Viewpoint 112.2.002: View south-west from Stoke House, Stoke Mandeville**

This viewpoint is representative of the typical view experienced from the Stoke House dwelling, south of Stoke Mandeville.

Figure 19: Viewpoint 112.2.002 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 20: Viewpoint 112.2.002 – summer view Date taken: 5 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**

This view is illustrated in Figure 19. It comprises extensive paddocks in the foreground and middle ground. Timber post and wire fencing subdivides the paddocks with scattered mature trees and scrub vegetation adjacent to the meandering watercourses which extend across the middle ground of this view. Mill House Farm is visible in the centre of this view in the middle ground, heavily filtered by the intervening vegetation, with traffic passing on the A4010 Risborough Road (located approximately 230m from the viewpoint) and properties lining Old Risborough Road visible to the right of Mill House Farm. A series of pylons, partially screened by the intervening vegetation, are visible extending across the background of the view with the wooded Chiltern escarpment prominent on the skyline.

**Summer**

In summer mature trees in the middle ground to the left of the view (illustrated in Figure 20) overlap to further restrict more distant views.

**Night-time**

At night the A4010 Risborough Road in the middle ground of the view is faintly lit by intermittent street-lighting and passing vehicles. Some spot lighting associated with isolated properties is also visible in the middle ground. In the background of the view pallid sky glow is visible arising from the settlement of Wendover.



Viewpoint 112.4.001: View west from A4010 Risborough Road, Stoke Mandeville

This viewpoint is representative of the typical view experienced by road users of the A4010 Risborough Road.

Figure 21: Viewpoint 112.4.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 22: Viewpoint 112.4.001 – summer view Date taken: 26 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This view, illustrated in Figure 21, focuses upon the A4010 Risborough Road. The foreground comprises a wide mown grass verge with lamp posts and telegraph poles as prominent vertical elements in this view. The vista extends along the A4010 Risborough Road into the middle ground with tall mature vegetation bordering the road, with road signage visible approximately 90m from the viewpoint. Intermittent views towards the background include a wooded horizon and pylon in the distance. To the right of the view, the view extends along the narrow Old Risborough Road which is bordered by mature vegetation, with the gates to a property visible in the background of the view.

Summer

In summer, as illustrated in Figure 22, mature vegetation along the length of the A4010 Risborough Road and Old Risborough Road overlaps to restrict more distant views.



**Viewpoint 113.4.001: View east from Marsh Lane, Marsh**

This viewpoint is representative of the typical view experienced by road users travelling east on Marsh Lane.

Figure 23: Viewpoint 113.4.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 24: Viewpoint 113.4.001 – summer view Date taken: 26 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 23, centres on Marsh Lane extending from the foreground in to the middle ground, where it rises slightly and reaches a crest in the undulating landscape and disappears from sight approximately 150m from the viewpoint. Marsh Lane is bordered by a grass verge ditch and hedgerow on either side, with an avenue of trees also located to the right of Marsh Lane. Beyond the hedgerows the middle ground of the view comprises low-lying gently undulating arable farmland. Glimpsed views towards the western fringe of Stoke Mandeville are occasionally experienced in the background of the view above the hedgerows, although for the most part views are channelled along the length of Marsh Lane.

**Summer**  
In summer, views beyond the hedgerows bordering Marsh Lane are limited (illustrated in Figure 24) due to vegetation being in leaf.



**Viewpoint 114.2.001: View west from dwellings on the B4443 Lower Road, Stoke Mandeville**

This viewpoint is representative of the typical view experienced from two storey residences on the B443 Lower Road, north-west of Stoke Mandeville.

Figure 25: Viewpoint 114.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 26: Viewpoint 114.2.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 25, comprises pasture in the foreground. The view is framed by development on both sides with a house prominent in the view to the left and outbuildings associated with Brookmead Farm obscuring more distant views to the right. In the background of the view hedgerows with mature hedgerow trees restrict more distant views, approximately 250m from the viewpoint. Pylons are occasionally visible on the skyline in the distance through gaps in the dense vegetation in the background.

**Summer**

In summer, hedgerow vegetation in the background of the view (illustrated in Figure 26) further restricts more distant views.

**Night-time**

At night the foreground of the view is faintly lit by lighting associated with dwellings and passing vehicles on the B4443 Lower Road.



**Viewpoint 114.2.002: View west from Moat Farm, Stoke Mandeville**

This viewpoint is representative of the typical view experienced from two storey dwellings at Moat Farm, west of Stoke Mandeville.

Figure 27: Viewpoint 114.2.002 – winter view Date taken: 28 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 28: Viewpoint 114.2.002 – summer view Date taken: 5 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 27, is across a large-scale open arable field in the foreground, which is bounded by a gappy hedgerow and timber post and wire fencing in the middle ground of the view. To the left of the view a group of trees lining Marsh Lane are visible in the middle ground, approximately 280m from the viewpoint. The wooded Chiltern escarpment is visible in the background with the Second Boar War monument visible on the summit of Coombe Hill to the left of the view. A line of pylons are also visible on the horizon in the background, extending across the view. The farmhouse, outbuildings and garden vegetation of Moat Farm are visible to the right of the view in the middle ground, restricting more distant views.

**Summer**

In summer, the composition of the view (illustrated in Figure 28) does not alter dramatically due to a lack of intervening vegetation.

**Night-time**

At night the view is generally unlit with the exception of minimal lighting associated with Moat Farm to the right of the view and intermittent lighting associated with passing vehicles on Marsh Lane to the left.

**Viewpoint 115.3.001: View east from PRow (Footpath SMA/16) near Standalls Farm, Bishopstone**

This viewpoint is representative of the typical view experienced by users of the PRow network in the vicinity of Standalls Farm.

Figure 29: Viewpoint 115.3.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 30: Viewpoint 115.3.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 29, comprises an arable field with a pylon in the middle ground of the view, located approximately 180m from the viewpoint. The field itself is enclosed by hedgerows with the far boundary delineating the middle ground of the view. The hedgerow boundaries run to the left and right of the view in the foreground away from the viewpoint. In the background the higher ground of Wendover Woods is visible to the right of the view.

**Summer**  
In summer the composition of the view (illustrated in Figure 30) does not alter dramatically due to a lack of intervening vegetation.



**Viewpoint 116.2.001: View west from dwellings on Isis Close, Aylesbury**

This viewpoint is representative of the typical view experienced from two storey residences on Isis Close and Oat Close, Aylesbury.

Figure 31: Viewpoint 116.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 32: Viewpoint 116.2.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 31, features a foreground comprising scrub and rough grassland with a dense thicket of mature scrub and trees in the middle ground and background. The foreground is cluttered by street furniture, including street lighting adjacent to the road. The road extends to the right of the view where modern houses are visible. Beyond the vegetation in the middle ground a pylon and associated National Grid overhead power lines are visible, approximately 160m from the viewpoint.

**Summer**

In summer vegetation in the middle ground and background of the view (illustrated in Figure 32) overlaps to further restrict views.

**Night-time**

At night the foreground and middle ground of the view is lit by lighting associated with street lighting and dwellings on both Isis Close and Oat Close.



**Viewpoint 116.3.001: View south-west from the Round Aylesbury Walk PRow (Footpath SMA/16), Southcourt**

This viewpoint is representative of the typical view experienced by users of the PRow network in the vicinity of Southcourt.

Figure 33: Viewpoint 116.3.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 34: Viewpoint 116.3.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 33, comprises an arable field in the foreground with hedgerows running perpendicular from the viewpoint to the left and right of the view. The far boundary of the field comprises the middle ground of the view, with the higher ground of the wooded Chiltern escarpment forming the background of the view. A line of pylons punctuate the skyline, the nearest of which appears in the middle ground of the view approximately 350m from the viewpoint.

**Summer**  
In summer the composition of the view (illustrated in Figure 34) does not alter dramatically due to a lack of intervening vegetation.



**Viewpoint 117.3.001: View east from the Midshires Way PRoW (Bridleway SBH/19), Bishopstone**

This viewpoint is representative of the typical view experienced by users of the PRoW network in the vicinity of Bishopstone.

Figure 35: Viewpoint 117.3.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 36: Viewpoint 117.3.001 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 35, comprises an arable field in the foreground bounded by vegetation of varying condition and height. The middle ground of the view comprises arable farmland enclosed by mature vegetation. A thick hedgerow bisects the view running perpendicular from the viewpoint in the middle ground. A pylon (located approximately 850m from the viewpoint) and tall building within Aylesbury are evident in the background to the left of the view, whilst the wooded Chiltern escarpment is visible to the right.

**Summer**

In summer mature vegetation in the foreground of the view (illustrated in Figure 36) further restricts views.



**Viewpoint 117.4.001: View east from Bishopstone Road, Bishopstone**

This viewpoint is representative of the typical view experienced by vehicle users on Bishopstone Road, north-west of Bishopstone.

Figure 37: Viewpoint 117.4.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 38: Viewpoint 117.4.001 – summer view Date taken: 26 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 37, comprises a large, regular, agricultural field in the foreground, bounded by timber post and wire fencing and hedgerows with mature hedgerow trees. The grassed field extends from the foreground into the middle ground of the view with vegetation in the background of the view limiting more distant views. To the right of the view however, the elevated wooded chalk escarpment forms the backdrop to the view, between which pylons and National Grid overhead power lines are visible extending across the view, the nearest of which visible is located approximately 2km from the viewpoint.

**Summer**  
In summer hedgerow vegetation in the background of the view (illustrated in Figure 38) overlaps to further restrict more distant views.



**Viewpoint 118.3.001: View north-west from the Round Aylesbury Walk PRow (Footpath AYL/5), Southcourt**

This viewpoint is representative of the typical view experienced by users of the PRow network in the vicinity of Southcourt, Aylesbury.

Figure 39: Viewpoint 118.3.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 40: Viewpoint 118.3.001 – summer view Date taken: 27 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 39, comprises extensive vegetation in the foreground of the view, which partially restricts views beyond towards the largely flat arable landscape. In the middle ground, pylons and their associated National Grid overhead power lines are visible extending across the view, the nearest of which is located approximately 170m from the viewpoint. Further afield, hedgerows complete with the occasional hedgerow tree bound the arable field in the foreground and limit perceptible views towards the wooded backdrop.

**Summer**

In summer mature vegetation in the foreground of the view (illustrated in Figure 40) overlaps to further restrict more distant views.



**Viewpoint 118.3.002: View west from the Round Aylesbury Walk PRow (Footpath AYL/4), Southcourt**

This viewpoint is representative of the typical view experienced by users of the PRow network in the vicinity of Southcourt.

Figure 41: Viewpoint 118.3.002 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 42: Viewpoint 118.3.002 – summer view Date taken: 27 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 41, comprises an arable field in the foreground bounded by hedgerows with the occasional mature hedgerow tree located in the middle ground of the view, approximately 190m from the viewpoint. The skyline appears wooded along the breadth of the view in the background with the wooded Chiltern escarpment featuring to the far left.

**Summer**  
In summer mature vegetation in the middle ground of the view (illustrated in Figure 42) partially restricts more distant views.



**Viewpoint 119.2.001: View east from dwellings on Mayflower Close, Hartwell**

This viewpoint is representative of the typical view experienced from the ground floor of two storey residences on Mayflower Close, off Meadoway, Hartwell.

Figure 43: Viewpoint 119.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 44: Viewpoint 119.2.001 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 43, comprises a pastoral field in the foreground bounded by mature vegetation to all sides in the middle ground. Also in the middle ground, a residential property accessed via the A418 Oxford Road is visible approximately 350m from the viewpoint, as is a line of mature trees which denotes the location of a former field boundary. In the background pylons are visible, as are a row of poplar trees, which restrict views towards Aylesbury. Further afield, views of Wendover Woods are afforded.

**Summer**  
In summer mature trees in the middle ground of the view (illustrated in Figure 44) overlap to further restrict views.

**Night-time**  
At night the A418 Oxford Road to the left of the view is faintly lit by intermittent street-lighting and passing vehicles. In the middle ground some spot lighting is present and is associated with the windows of Glebe House. In the background of the view pallid sky glow is visible arising from the settlement of Aylesbury.



Viewpoint 119.2.002: View east from Sedrup Farm, Sedrup

This viewpoint is representative of the typical view experienced from dwellings at Sedrup Farm, Sedrup.

Figure 45: Viewpoint 119.2.002 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 46: Viewpoint 119.2.002 – summer view Date taken: 5 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter

This view, illustrated in Figure 45, comprises a sloping irregular shaped pastoral field in the foreground which is bounded by timber post fencing and hedgerows for the most part, with a small section of a stone wall associated with Sedrup Farm to the right of the view. A series of telegraph poles traverse the farmed landscape from the left of the view in the foreground leading to the middle ground before being screened by hedgerow trees in the facing field boundary in the centre of the view. To the right of the view Sedrup Farm is visible in the middle ground. In the background of the view a line of tall trees are visible, behind which pylons are seen extending across the landscape, the nearest of which visible is located approximately 1km from the viewpoint. Further afield the Buckinghamshire County Hall, standing at approximately 61m in height, is visible in the centre of the view, whilst to the far right of the view the wooded Chiltern escarpment is also visible.

Summer

In summer mature trees in the middle ground of the view (illustrated in Figure 46) overlap to form a vegetated skyline.

Night-time

At night the view is for the most part very dark with some indistinct sky glow visible in the background arising from the settlement of Aylesbury.



**Viewpoint 119.4.002: View east from Portway Road, Hartwell**

This viewpoint is representative of the typical view experienced by vehicle users on Portway Road to the south-west of Hartwell.

Figure 47: Viewpoint 119.4.002 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 48: Viewpoint 119.4.002 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 47, comprises Portway Road running from the centre of the view in the foreground veering left towards the background of the view. A ditch abuts the right side of Portway Road, adjacent to which a hedgerow follows the course of the road. Partially screened by the hedgerow vegetation there is an arable field visible to the right of the view in the middle ground, beyond which mature trees in the background of the view associated with properties in Hartwell are visible. This is approximately 250m from the viewpoint, restricting views beyond.

**Summer**  
In summer vegetation bordering Portway Road in the foreground of the view (illustrated in Figure 48) restricts more distant views.



**Viewpoint 120.4.002: View west from the A418 Oxford Road adjacent to Hartwell House, Hartwell**

This viewpoint is representative of the typical view experienced by vehicle users on the A418 Oxford Road.

Figure 49: Viewpoint 120.4.002 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 50: Viewpoint 120.4.002 – summer view Date taken: 6 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

The view from this viewpoint is framed by mature woodland bordering either side of the A418 Oxford Road, as illustrated in Figure 49. The A418 Oxford Road extends from the foreground of the view into the background of the view before it disappears from sight approximately 300m from the viewpoint. A grass verge lies adjacent to both sides of the A418 Oxford Road. To the right the boundary wall to the Hartwell House Estate is clearly visible, whilst following the course of the road on the left side; a pavement is visible extending from the viewpoint. A series of lampposts are clearly visible running adjacent to the A418 Oxford Road.

**Summer**

In summer vegetation along the course of the A418 Oxford Road (illustrated in Figure 50) overlaps to form a heavily wooded landscape.



**Viewpoint 121.2.001: View north-east from dwellings in Upper Hartwell**

This viewpoint is representative of the typical view experienced from one and two storey dwellings at Upper Hartwell, west of Aylesbury.

Figure 51: Viewpoint 121.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 52: Viewpoint 121.2.001 – summer view Date taken: 5 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 51, is framed by woodland either side of the view in the foreground. In the centre of the view pastoral farmland extends from the foreground down the slope into the flat, middle ground, bounded by hedgerows with the occasional hedgerow tree running parallel to the viewpoint. Lower Hartwell Farm is also visible in the middle ground of the view, beyond which the tree avenue associated with the Hartwell House Estate can be seen extending across the view in to the distance, approximately 600m from the viewpoint. Further afield two pylons are visible, breaking a wooded skyline in the far distance.

**Summer**  
In summer mature trees in the foreground and middle ground of the view (illustrated in Figure 52) overlap to further restrict views.

**Night-time**  
At night the view is for the most part very dark with some indistinct sky glow visible in the background arising from the settlement of Aylesbury and the Rabans Lane Industrial Park and some spot lighting in the middle ground of the view associated with isolated farmsteads.



# Viewpoint 121.2.002: View east from dwellings in Lower Hartwell

This viewpoint is representative of the typical view experienced from farmyard buildings and two storey residences in Lower Hartwell.

Figure 53: Viewpoint 121.2.002 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 54: Viewpoint 121.2.002 – summer view Date taken: 6 September 2012. Nikon D60 32mm lens (stitched panorama)



## Winter

This view, illustrated in Figure 53, comprises a pastoral field in the foreground, slightly screened by a hedgerow at ground level. First floor views are not screened by the hedgerow in the foreground. In the middle ground an avenue of tall mature trees crosses the view from right to left, located approximately 130m from the viewpoint. Further afield the background of the view comprises woodland associated with the Aylesbury Park Golf Course.

## Summer

In summer mature trees in the middle ground of the view (illustrated in Figure 54) overlap to form a partially wooded skyline.

## Night-time

At night the view is for the most part very dark with some indistinct sky glow visible in the background arising from the settlement of Aylesbury and Rabans Lane Industrial Park.



**Viewpoint 121.3.003: View north along the main tree avenue, Hartwell House**

This viewpoint is representative of the typical view experienced by receptors within the grounds of Hartwell House.

Figure 55: Viewpoint 121.3.003 – winter view Date taken: 28 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 56: Viewpoint 121.3.003 – summer view Date taken: 6 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 55, is framed by vegetation along a tree avenue which extends from the foreground into the middle ground. The land gently dips before rising again in the middle ground, with the crest of the slope approximately 1km from the viewpoint, above which a pylon can be seen. In the background of the view and on the higher ground beyond, the small settlement of Pitchcott can be seen. Separate to the tree avenue, mature woodland sits in the foreground and middle ground to the right, which gives a sense of enclosure.

**Summer**

In summer mature trees in the foreground and middle ground of the view (illustrated in Figure 56) overlap to further channel the view.



**Viewpoint 122.3.001: View south-west from PRow (Footpath SBH/32) within Aylesbury Park Golf Club, Aylesbury**

This viewpoint is representative of the typical view experienced by users of a PRow traversing the Aylesbury Park Golf Course.

Figure 57: Viewpoint 122.3.001 – winter view Date taken: 28 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 58: Viewpoint 122.3.001 – summer view Date taken: 6 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 57, comprises grassland in operation as a fairway for the Aylesbury Park Golf Club, with the occasional specimen tree punctuating the landscape in the foreground and middle ground. The backdrop of the view comprises extensive woodland, limiting more distant views.

**Summer**  
In summer mature trees in the background of the view (illustrated in Figure 58) overlap to form a heavily wooded skyline.



**Viewpoint 123.2.001: View north-east from Whaddon Hill Farm, Lower Hartwell**

This viewpoint is representative of the typical view experienced from residents at Whaddon Hill Farm, Lower Hartwell.

Figure 59: Viewpoint 123.2.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 60: Viewpoint 123.2.001 – summer view Date taken: 27 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 59, comprises two arable fields which are bisected by a hedgerow running perpendicular to the viewpoint. A line of telegraph poles extends from the centre of this view in the foreground to the left of the view in the middle ground. Also to the left of the view in the middle ground resides a network of mixed farmland fields bounded by hedgerows with the occasional mature hedgerow tree, within which lies Putlowes Farm. Beyond this field pattern the settlement of Quainton is visible with the higher ground behind forming the backdrop to the view. To the far left of the view part of the Eythrope estate farmland is visible. Far reaching views to the right of the view are generally unattainable owing to the extensive woodland cover associated with Hartwell House in the middle ground, approximately 370m from the viewpoint, although pylons occasionally break the skyline.

**Summer**  
In summer mature trees in the middle ground of the view (illustrated in Figure 60) overlap to increase the extent of vegetation in the view.

**Night-time**  
At night spot lighting associated with the isolated farmsteads across the left and centre of the view is visible in the middle ground. The background of the view is faintly lit in proximity to the settlement of Quainton, where a cluster of light sources results in a dim sky glow. The foreground of the view is unlit.



**Viewpoint 123.3.001: View north-east from the Midshires Way, North Bucks Way and Thame Valley Walk PRow (Bridleway SBH/2)**

This viewpoint is representative of the typical view experienced by users of the PRow network in the vicinity of the site of Eythrope medieval village.

Figure 61: Viewpoint 123.3.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 62: Viewpoint 123.3.001 – summer view Date taken: 27 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 61, comprises a pastoral landscape in the foreground and middle ground, with the River Thame watercourse in the centre of this view. Scrub vegetation along the watercourse in the foreground and middle ground of the view often breaks the skyline. The pastoral field network is bound by hedgerows in a good condition, with the occasional mature hedgerow tree. In the background to the left of the view higher ground near Pitchcott can be seen. To the right of the view industrial buildings associated with Rabans Lane Industrial Park are visible approximately 1.1km from the viewpoint.

**Summer**

In summer vegetation along the watercourse and hedgerows visible in the view (illustrated in Figure 62) further restrict more distant views.

**Viewpoint 123.3.002: View north from the Thame Valley Walk PRow (Bridleway SBH/2)**

This viewpoint is representative of the typical view experienced by users of the PRow network in the farmed landscape to the west of Rabans Lane Industrial Park.

Figure 63: Viewpoint 123.3.002 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 64: Viewpoint 123.3.002 – summer view Date taken: 27 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 63, comprises an arable field in the foreground including scrub vegetation associated with a pond. In the middle ground mature vegetation bounds the arable field with industrial development located approximately 600m from the viewpoint and pylons visible traversing the landscape beyond. Higher ground further afield forms the backdrop to the view.

**Summer**  
In summer mature vegetation in the middle ground of the view (illustrated in Figure 64) provides a densely vegetated backdrop.



**Viewpoint 124.2.001: View west from dwellings on Grosvenor Way, Fairford Leys**

This viewpoint is representative of the typical view experienced from two storey residences on Grosvenor Way, Fairford Leys.

Figure 65: Viewpoint 124.2.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 66: Viewpoint 124.2.001 – summer view Date taken: 5 June 2013. Nikon D60 35mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 65, comprises a hedgerow in the immediate foreground. The middle ground of the view comprises a pastoral field which is traversed by a mature tree avenue in varying condition which is an extension of the tree lined avenue vista associated with Hartwell House. The background of the view comprises woodland cover, located approximately 140m from the viewpoint, which for the most part screens more distant views.

**Summer**  
In summer vegetation in the middle ground and background of the view (illustrated in Figure 66) provides a greater sense of enclosure.

**Night-time**  
At night the foreground and middle ground of the view is faintly lit by lighting arising from the dwellings to the rear of the viewpoint. The background of the view is for the most part dark, albeit with some pallid sky glow arising from the Rabans Lane Industrial Park to the right of the view visible.



**Viewpoint 124.3.001: View west from the Thame Valley Walk PRow (Bridleway SBH/2)**

This viewpoint is representative of the typical view experienced by users of the PRow network traversing the Aylesbury Park Golf Course.

Figure 67: Viewpoint 124.3.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 68: Viewpoint 124.3.001 – summer view Date taken: 27 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 67, is partially enclosed by the mature vegetation in the foreground and middle ground of the view. To the left of the view a PRow meanders through the vegetation where more distant views are restricted. To the right the view is more open and overlooks maintained grassland associated with the Aylesbury Park Golf Club, with views stretching towards a mature hedgerow in the background of the view approximately 180m from the viewpoint.

**Summer**

In summer mature vegetation in the foreground of the view (illustrated in Figure 68) overlaps to further enclose the view.

**Viewpoint 124.6.001: View south-west from Rabans Lane Industrial Park near Hartwell View, Aylesbury**

This viewpoint is representative of the typical view experienced from the periphery of Rabans Lane Industrial Park near Hartwell View, Aylesbury.

Figure 69: Viewpoint 124.6.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Due to lack of site access/changes to the Proposed Scheme/the project programme it has not been possible to capture a summer photograph.

**Winter**

This view, illustrated in Figure 69, comprises a generally flat landscape populated by predominantly deciduous woodland in the middle ground and the background of the view. Due to the extent of woodland in the view more distant views are limited, despite the slightly elevated location. To the far right of the view the elevated Eythrope area located approximately 1.7km from the viewpoint is visible. Telegraph poles and pylons punctuate the skyline in the background of the view where these elements are not screened by the intervening vegetation.

**Summer**

In summer vegetation in the foreground middle ground and background overlaps to further restrict views and give the impression of a heavily wooded landscape.



**Viewpoint 125.2.001: View east from Eythrope House, Eythrope**

This viewpoint is representative of the typical view experienced from Eythrope House, Eythrope.

Figure 70: Viewpoint 125.2.001 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 71: Viewpoint 125.2.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 70, comprises a very gently undulating pastorally farmed landscape. Telegraph poles traverse the farmed landscape in the middle ground of the view which, along with the occasional mature tree, punctuate the skyline. Boundary treatments are dissimilar with evidence of timber post and wire fencing, hedgerows and scrub vegetation. More distant views are generally not afforded due to the screening afforded by the vegetation bounding the pastoral field. Where more distant views are experienced however, pylons can also be seen breaking the skyline, approximately 2km from the viewpoint.

**Summer**

In summer vegetation bounding the pastoral field in the middle ground of the view (illustrated in Figure 71) overlaps to further restrict more distant views.

**Night-time**

At night the view is for the most part very dark with some perceptible sky glow arising from the larger settlements in the distance.



**Viewpoint 125.3.001: View east from Eythrope Park on the Midshires Way and Swans Way PRow (Bridleway WAD/9)**

This viewpoint is representative of the typical view experienced by users of the PRow network within the Eythrope estate.

Figure 72: Viewpoint 125.3.001 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 73: Viewpoint 125.3.001 – summer view Date taken: 5 October 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 72, comprises a gently sloping arable field in the foreground with elements of a parkland character in the middle ground associated with the Eythrope estate. In the background of the view the Aylesbury Vale Parkway Train Station is visible, approximately 2.4km from the viewpoint, as is the settlement of Aylesbury and the elevated wooded chalk escarpment through gaps in the vegetation in the middle ground. In the centre of the view new planting lies adjacent to the field boundary and is yet to mature.

**Summer**  
In summer mature vegetation in the middle ground of the view (illustrated in Figure 73) overlaps to further restrict more distant views across the lower-lying landscape.



**Viewpoint 126.2.001: View west from Putlowes**

This viewpoint is representative of the typical view experienced from a two storey residence and farming buildings at Putlowes.

Figure 74: Viewpoint 126.2.001 – winter view Date taken: 8 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 75: Viewpoint 126.2.001 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 74, comprises a pastoral farmland in the foreground leading up towards the higher ground at Eythrope estate. The background appears as a well wooded landscape interspersed with areas of farmland. The pastoral field network in the foreground and middle ground is bounded by a series of timber post and wire fences and/or low lying scrub vegetation. Also located in the middle ground, a linear stretch of woodland extends across the extent of the view, approximately 600m from the viewpoint.

**Summer**

In summer the composition of the view (illustrated in Figure 75) does not alter dramatically due to the limited extent of vegetation in the foreground of the view.

**Night-time**

At night the view is unlit with the exception of spot lighting arising from the isolated farmsteads on the higher ground near Eythrope estate.



Viewpoint 126.2.002: View west from dwellings on Paradise Orchard, Berryfields

This viewpoint is representative of the typical view experienced by residents at Berryfields in two and three storey dwellings.

Figure 76: Viewpoint 126.2.002 – winter view Date taken: 6 February 2013. Nikon D60 33mm lens (stitched panorama)



Figure 77: Viewpoint 126.2.002 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 76, is located on the periphery of the Berryfields housing development and comprises a roundabout and grassland in the foreground. In the middle ground of the view the Aylesbury Vale Parkway Train Station is clearly visible as is vegetation associated with the railway which runs across the extent of the view approximately 300m from the viewpoint. The background of the view comprises woodland on the higher ground at Eythrope, with the intervening farmed landscape for the most part screened by vegetation in the middle ground.

**Summer**  
In summer vegetation alongside the existing railway in the middle ground of the view further restricts views as illustrated in Figure 77. There is, however, very little other change.

**Night-time**  
At night the view is well lit in the foreground and middle ground by passing vehicles and street lighting on the A41 Bicester Road and by spot lighting associated with the Aylesbury Vale Parkway Train Station.



**Viewpoint 126.4.001: View west from the Aylesbury Vale Parkway Train Station**

This viewpoint is representative of the typical view experienced by users of the Aylesbury Vale Parkway Train Station.

Figure 78: Viewpoint 126.4.001 – winter view Date taken: 6 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 79: Viewpoint 126.4.001 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 78, comprises Aylesbury Vale Parkway Train Station and car park in the foreground with agricultural land beyond in the middle ground. Views of the agricultural landscape are partially screened by the intervening structures associated with the train station and car park, in addition to the vegetation associated with the existing railway. The higher ground of Eythrope and Waddesdon parkland is visible further afield in the background of the view, approximately 2km from the viewpoint, and is punctuated by the street lighting in the foreground of the view.

**Summer**

In summer vegetation along the course of the existing railway in the middle ground of the view (illustrated in Figure 79) further restricts distant views.



**Viewpoint 128.3.001: View west from PRow (Bridleway FMA/1), Fleet Marston**

This viewpoint is representative of the typical view experienced by users of the PRow network in the vicinity of Fleet Marston.

Figure 80: Viewpoint 128.3.001 – winter view Date taken: 8 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 81: Viewpoint 128.3.001 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 80, comprises a pastoral field in the foreground with a hedgerow running perpendicular to the viewpoint to the right of the view. In the middle ground a woodland belt extends across this view whilst beyond the woodland belt the higher ground of Coney Hill is visible, as are a cluster of farmstead properties on the hillside approximately 1.2km from the viewpoint.

**Summer**  
In summer hedgerow vegetation in the foreground of the view (illustrated in Figure 81) overlaps to slightly restrict views to the right.



**Viewpoint 129.2.001: View east from Cranwell Farm, Fleet Marston**

This viewpoint is representative of the typical view experienced from a two storey residence at Fleet Marston.

Figure 82: Viewpoint 129.2.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 83: Viewpoint 129.2.001 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 82, comprises a flat arable field bounded by hedgerows with the occasional mature hedgerow in the foreground. The view is typical for both ground floor and first floor levels. In the middle ground of the view pylons are visible above the hedgerow (approximately 150m from the viewpoint) bounding the adjacent arable field. Higher ground to the east forms the backdrop to the left of the view, whilst Wendover Woods in the south forms the background to the right of the view.

**Summer**  
In summer hedgerows and mature hedgerow trees in the middle ground of the view (illustrated in Figure 83) further restrict views.

**Night-time**  
At night the foreground and middle ground of the view is for the most part unlit with the exception of intermittent lighting from passing vehicles on the A41 Bicester Road. In the background clusters of properties on the higher ground afford perceptible sky glow and point sources of light.



Viewpoint 129.2.002: View east from Volvere, Fleet Marston

This viewpoint is representative of the typical view experienced from a dormer bungalow residence at Fleet Marston.

Figure 84: Viewpoint 129.2.002 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 85: Viewpoint 129.2.002 – summer view Date taken: 11 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This view, illustrated in Figure 84, comprises an arable field in the foreground with the boundary vegetation appearing in the middle ground of the view. Mature vegetation extends across the majority of the middle ground of the view; although to the left passing vehicles on the A41 Bicester Road are visible approximately 800m from the viewpoint. Much of the background of the view comprises higher ground at a considerable distance from the viewpoint. To the right of the view the settlement of Aylesbury is visible. A series of pylons extend across the view, between the middle ground and background, breaking the skyline.

Summer

In summer mature vegetation in the middle ground of the left of the view (illustrated in Figure 85) slightly restricts more distant views.

Night-time

At night the foreground and middle ground of the view is for the most part unlit with the exception of intermittent light as a result of passing vehicles on the A41 Bicester Road. In the background clusters of properties on the higher ground to the left of the view afford perceptible sky glow and point sources of light. To the right of the view, point sources and sky glow is more noticeable, arising from the settlement of Aylesbury.



**Viewpoint 129.2.003: View north-east from Coneyhill Cottages, Eythrope**

This viewpoint is representative of the typical view experienced from two storey residences on Coney Hill.

Figure 86: Viewpoint 129.2.003 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 87: Viewpoint 129.2.003 – summer view Date taken: 27 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 86, comprises predominantly farmland, bounded by vegetation and/or post and wire fencing, which slopes down to the clay vale in the middle ground. The height and condition of vegetation in the middle ground is variable but for the most part exhibits a linear form. Also visible in the middle ground is the settlement of Aylesbury and the A41 Bicester Road (located approximately 1.5km from the viewpoint), as are a series of pylons which extend across the view. The background comprises higher ground with views of the Chiltern escarpment to the right of the view.

**Summer**

In summer mature trees in the foreground of the view (illustrated in Figure 87) partially restrict more distant views.

**Night-time**

At night the foreground and middle ground of the view is for the most part unlit with the exception of intermittent light spill afforded as a result of passing vehicles on the A41 Bicester Road. In the background clusters of properties on the higher ground to the left of the view afford perceptible sky glow and point sources of light. To the right of the view, point sources and sky glow is more noticeable, arising from the settlement of Aylesbury. In the centre of the view lighting associated with the Aylesbury Vale Parkway Train Station is clearly visible.



**Viewpoint 129.3.001: View north from the Midshires Way and Swans Way PRow (Bridleway WAD/22), Waddesdon Hill**

This viewpoint is representative of the typical view experienced by users of the PRow network in the vicinity of Waddesdon Hill.

Figure 88: Viewpoint 129.3.001 – winter view Date taken: 8 January 2013. Nikon D3000 35mm lens (stitched panorama)



Figure 89: Viewpoint 106.2.001 – summer view Date taken: 5 September 2012. Nikon D60 32mm lens (stitched panorama)



**Winter**

This view, illustrated in Figure 88, comprises a clay vale with sloping grassed land in the foreground. The landscape has recently been planted with woodland with a hedgerow running perpendicular to the viewpoint to the right of the view; a further hedgerow also runs across the view lower down the slope. In the middle ground flat arable fields extend across the valley bottom, bounded by hedgerows, with mature hedgerow trees commonplace. Scattered settlements are also visible in the middle ground of the view, as is the A41 Bicester Road approximately 900m from the viewpoint. In the background the higher ground on the other side of the valley forms the backdrop to the view. It is worth noting that this panoramic view will be unavailable in the future if the tree planting in the foreground successfully establishes.

**Summer**

In summer mature hedgerow vegetation in the foreground of the view (illustrated in Figure 89) partially restricts more distant views.



**Viewpoint 130.2.001: View west from Fleet Marston Farm, Fleet Marston**

This viewpoint is representative of the typical view experienced from Fleet Marston Farm and two storey residences on the A41 Bicester Road.

Figure 90: Viewpoint 130.2.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 91: Viewpoint 130.2.001 – summer view Date taken: 16 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 90, comprises the A41 Bicester Road with a timber fence running along the length of the road perpendicular to the viewpoint in the foreground. The middle ground comprises an arable field traversed by telegraph poles and bounded by trees (located approximately 500m from the viewpoint) beyond which the land slopes up towards the higher ground of the Eythrope estate in the background of the view.

**Summer**  
In summer the composition of the view (illustrated in Figure 91) does not alter dramatically due to the lack of vegetation in the foreground of the view.

**Night-time**  
At night the foreground and middle ground of the view is for the most part unlit with the exception of intermittent lighting as a result of passing vehicles on the A41 Bicester Road in the foreground of the view. In the background clusters of properties on the higher ground afford perceptible night-time glow and point sources.



**Viewpoint 131.3.001: View north-east from the North Bucks Way, Aylesbury Ring, Bernwood Jubilee Way and Midshires Way PRow (Footpath WAD/7B), Waddesdon Hill**

This viewpoint is representative of the typical view experienced by users of the PRow network in the vicinity of Waddesdon Hill.

Figure 92: Viewpoint 131.3.001 – winter view Date taken: 8 January 2013. Nikon D3000 35mm lens (stitched panorama)



Figure 93: Viewpoint 131.3.001 – summer view Date taken: 16 July 2012. Nikon D3000 32mm lens (stitched panorama)



**Winter**  
This view, illustrated in Figure 92, is filtered on either side by mature deciduous woodland. The foreground of the view comprises pastoral farmland bounded on the left of the view by a low hedgerow and to the right by a block of mature deciduous woodland. The middle ground comprising predominantly arable farmland bounded by hedgerows extends down into the valley floor below. The A41 Bicester Road is visible extending across the view in the valley floor located approximately 1.2km from the viewpoint. The background of the view comprises a mixed agricultural landscape which extends up the opposing valley slopes and is traversed by pylons. Isolated farmsteads are visible scattered across the view with Cranwell Farm most apparent in the middle ground of the view to the right.

**Summer**  
In summer mature trees framing the view (illustrated in Figure 93) further channel the view experienced.



# Part 3    Assessment matrices

## 1    Landscape assessment matrix

1.1.1    Table 2 summarises the assessment of significance for all the LCA identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 11, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this Volume. For some LCA it has been identified that no further assessment is required in one of the assessment years. This is on the basis that, through application of professional judgement, it has been determined that no significant effects will occur and therefore no further assessment has been undertaken.

Table 2: Landscape assessment matrix

Landscape character area	Construction	Operation year 1 (2026)	Operation year 15 (2041)	Operation year 60 (2086)
Marsh Vale LCA	Minor adverse	Minor adverse	Negligible	Negligible
Weston Turville Reservoir LCA	Negligible	Negligible	No further assessment required	No further assessment required
Stoke Mandeville Vale LCA	Moderate adverse	Moderate adverse	Minor adverse	Minor adverse
Haddenham Vale LCA	Moderate adverse	Moderate adverse	Moderate adverse	Minor adverse
Settlement (Aylesbury) LCA	Negligible	Negligible	Negligible	Negligible
A418 Ridge LCA	Minor adverse	Minor adverse	Negligible	Negligible
Hartwell House and Golf Course LCA	Major adverse	Major adverse	Major adverse	Moderate adverse
Fleet Marston Vale LCA	Moderate adverse	Moderate adverse	Minor adverse	Minor adverse
Thame Valley LCA	Negligible	Negligible	No further assessment required	No further assessment required
Chearsley Ridge LCA	Negligible	Negligible	No further assessment required	No further assessment required
Eythrope Parkland LCA	Minor adverse	Minor adverse	Negligible	Negligible
Settlement (Berryfields LCA)	Negligible	Negligible	Negligible	Negligible



## 2 Visual assessment matrix

2.1.1 Table 3 summarises the assessment of significance for all the representative viewpoints identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 11, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this Volume. For some viewpoints it has been identified that no further assessment is required in one of the assessment years/seasons. This is on the basis that, through application of professional judgement, it has been determined no significant effects will occur and therefore no further assessment has been undertaken. The night-time assessment has only been undertaken for residential, hotel and healthcare receptors with a view of proposed continuous lighting during either construction or operation.

Table 3: Visual assessment matrix

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
110.2.001	View south-west from dwellings on the A413 Wendover Road, Weston Turville	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
111.2.001	View east from dwellings on Old Risborough Road	Major adverse	Negligible	Major adverse	Major adverse	Negligible	Major adverse	Major adverse
112.2.001	View west from dwellings on Marsh Lane, Stoke Mandeville	Minor adverse	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
112.2.002	View south-west from Stoke House, Stoke Mandeville	Major adverse	Negligible	Moderate adverse	Moderate adverse	Negligible	Moderate adverse	Minor adverse
112.4.001	View west from A4010 Risborough Road, Stoke Mandeville	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
113.4.001	View east from Marsh Lane, Marsh	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
114.2.001	View west from dwellings on the B4443 Lower Road, Stoke Mandeville	Negligible	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
114.2.002	View west from Moat Farm, Stoke Mandeville	Major adverse	Minor adverse	Moderate adverse	Moderate adverse	Negligible	Minor adverse	Negligible
115.3.001	View east from PRoW (Footpath SMA/16) near Standalls Farm Bishopstone	Major adverse	No further assessment required	Minor adverse	Negligible	No further assessment required	Negligible	Negligible
116.2.001	View west from dwellings on Isis Close, Aylesbury	Negligible	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
116.3.001	View south-west from the Round Aylesbury Walk PRoW (Footpath SMA/16), Southcourt	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
117.3.001	View east from the Midshires Way PRoW (Bridleway SBH/19), Bishopstone	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Negligible	Negligible
117.4.001	View east from Bishopstone Road, Bishopstone	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required
118.3.001	View north-west from the Round Aylesbury Walk PRoW (Footpath AYL/5), Southcourt	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
118.3.002	View west from the Round Aylesbury Walk PRoW (Footpath AYL/), Southcourt	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
119.2.001	View east from dwellings on Mayflower Close, Hartwell	Major adverse	Moderate adverse	Major adverse	Major adverse	Minor adverse	Moderate adverse	Minor beneficial
119.2.002	View east from Sedrup Farm, Sedrup	Moderate adverse	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
119.4.002	View east from Portway Road, Hartwell	Negligible	No further assessment	Negligible	No further assessment	No further assessment	No further assessment required	No further assessment



Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041) summer	Operation year 60 (2086) summer
		Winter	Night-time	Winter	Summer	Night-time		
			required		required	required		required
120.4.002	View west from the A418 Oxford Road adjacent to Hartwell House, Hartwell	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
121.2.001	View north-east from dwellings in Upper Hartwell	Moderate adverse	Negligible	Minor adverse	Minor adverse	Negligible	Negligible	Minor beneficial
121.2.002	View east from dwellings in Lower Hartwell	Moderate adverse	Negligible	Minor adverse	Negligible	Negligible	Negligible	Negligible
121.3.003	View north along the main tree avenue, Hartwell House	Major adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor beneficial	Moderate beneficial
122.3.001	View south-west from PRoW (Footpath SBH/32) within Aylesbury Park Golf Club, Aylesbury	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Major adverse	Major adverse
123.2.001	View north-east from Whaddon Hill Farm, Lower Hartwell	Major adverse	Moderate adverse	Moderate adverse	Moderate adverse	Negligible	Moderate adverse	Minor adverse
123.3.001	View north-east from the Midshires Way, North Bucks Way and Thame Valley Walk PRoW (Bridleway SBH/2)	Moderate adverse	No further assessment required	Minor adverse	Negligible	No further assessment required	Negligible	Negligible
123.3.002	View north from the Thame Valley Walk PRoW (Bridleway SBH/2)	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
124.2.001	View west from dwellings on Grosvenor Way, Fairford Leys	Minor adverse	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
124.3.001	View west from the Thame Valley Walk PRoW (Bridleway SBH/2)	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Moderate adverse	Minor adverse
124.6.001	View south-west from Rabans Lane Industrial Park near Hartwell View, Aylesbury	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
125.2.001	View east from Eythrope House, Eythrope	Negligible	Negligible	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required
125.3.001	View east from Eythrope Park on the Midshires Way and Swans Way PRoW (Bridleway WAD/9)	Negligible	No further assessment required	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required
126.2.001	View west from Putlowes	Major adverse	Moderate adverse	Major adverse	Major adverse	Negligible	Moderate adverse	Moderate adverse
126.2.002	View west from dwellings on Paradise Orchard, Berryfields	Minor adverse	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
126.4.001	View west from Aylesbury Vale Parkway Train Station	Minor adverse	No further assessment required	Minor adverse	Negligible	No further assessment required	Negligible	Negligible
128.3.001	View west from PRoW (Bridleway FMA/1), Fleet Marston	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
129.2.001	View east from Cranwell Farm, Fleet Marston	Major adverse	Moderate adverse	Moderate adverse	Moderate adverse	Negligible	Moderate adverse	Minor adverse
129.2.002	View east from Volvere, Fleet Marston	Major adverse	Major adverse	Moderate adverse	Moderate adverse	Negligible	Moderate adverse	Minor adverse
129.2.003	View north-east from Coneyhill Cottages, Eythrope	Major adverse	Major adverse	Minor adverse	Minor adverse	Negligible	Minor adverse	Minor adverse



Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
129.3.001	View north from the Midshires Way and Swans Way PRoW (Bridleway WAD/22), Waddesdon Hill	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
130.2.001	View west from Fleet Marston Farm, Fleet Marston	Moderate adverse	Minor adverse	Moderate adverse	Moderate adverse	Negligible	Minor adverse	Minor adverse
131.3.001	View north-east from the North Bucks Way, Aylesbury Ring, Bernwood Jubilee Way and Midshires Way PRoW (Footpath WAD/7b), Waddesdon Hill	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse



# Part 4 Schedule of not significant effects

## 1 Temporary effects arising during construction

1.1.1 Due to the scale of the construction activities, works will be highly visible in many locations and will have the potential to give rise to significant effects which cannot be mitigated. This is commonplace with construction of major infrastructure projects, but it should be noted that these effects are temporary in nature and relate to the peak construction phase. Effects during other phases of works are likely to be less due to less construction equipment being required at the time and a reduced intensity of construction activity.

### 1.2 Landscape assessment

1.2.1 Table 4 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 11, Section 9.

Table 4: Schedule of not significant landscape effects during construction

Landscape character area	Description of effect
Marsh Vale LCA	The introduction of construction plant and machinery will occur within a localised area and direct impacts such as severance of agricultural land and loss of hedgerow vegetation will not be perceived across the wider landscape. Intervisibility with construction activities in the adjacent LCA will also not affect the wider landscape setting of this LCA. Therefore the magnitude of change to landscape character is considered to be low. The low magnitude of change assessed alongside the medium sensitivity of the character area will result in a minor adverse effect.
Weston Turville Reservoir LCA	Construction will involve no loss of landscape elements within the LCA and the presence of construction activity in the adjacent LCA will not impact the setting of this landscape. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the high sensitivity of the character area this will result in a negligible effect.
Settlement (Aylesbury) LCA	Construction will involve no loss of landscape elements within the LCA and the presence of construction activity in the adjacent LCA will have localised indirect impacts on the landscape through their intervisibility in limited areas of this LCA. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the medium sensitivity of the character area this will result in a negligible effect.
A418 Ridge LCA	Direct impacts on landscape components will be limited to the loss of a very small proportion of woodland and arable farmland in this LCA. A noticeable reduction in tranquillity will occur, although when considered in the wider landscape context this will not influence the overall setting of the LCA. Therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area this will result in a minor adverse effect.
Thame Valley LCA	Construction will involve no loss of landscape elements within the LCA and the presence of construction activity in the adjacent LCA will not impact the setting of this landscape. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the high sensitivity of the character area this will result in a negligible effect.
Chearsley Ridge LCA	Construction will involve no loss of landscape elements within the LCA and the presence of construction activity in the adjacent LCA will not impact the setting of this landscape. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the high sensitivity of the character area this will result in a negligible effect.
Eythrope Parkland LCA	Direct impacts on landscape components will be limited to the loss of a very small proportion of hedgerow vegetation farmland and woodland in this LCA. In the immediate vicinity of the construction activities a marked reduction in the level of tranquillity will be apparent, although when viewed in the wider landscape context it will not influence the overall setting of the LCA nor alter the key characteristics. Therefore the magnitude of change is considered to be low. Assessed alongside the medium sensitivity of the character area this will result in a minor adverse effect.
Settlement (Berryfields) LCA	Construction will involve no loss of landscape elements within the LCA and the presence of construction activity in the adjacent LCA will have localised indirect impacts on the landscape through their intervisibility in limited areas of this LCA. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the low sensitivity of the character area this will result in a negligible effect.



1.3 Visual assessment

1.3.1 Table 5 summarises the assessment for all the representative viewpoints identified within the study area which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 11, Section 9. The construction assessment has been undertaken during winter, in line with best practice guidance, to ensure a robust assessment. However, in some cases, visibility of construction activities may be reduced during summer when vegetation, if present in a view, will be in leaf.

Table 5: Schedule of not significant visual effects during construction

Viewpoint	Description of effect
110.2.001: View south-west from dwellings on the A413 Wendover Road, Weston Turville	Construction activities, located approximately 580m from the viewpoint, will not be visible from this location due to the extent of intervening vegetation in the view. Therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, minimal additional night glow associated with the construction activities will be perceptible although it will not be immediately attributed to the construction of the Proposed Scheme and will be visible in the context of extensive lighting associated with Triangle Business Park. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
111.2.001: View east from dwellings on Old Risborough Road	Significantly affected: refer to Volume 2.
	At night, minimal additional night glow associated with the construction activities will be perceptible although it will not be immediately attributed to the construction of the Proposed Scheme. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
112.2.001: View west from dwellings on Marsh Lane, Stoke Mandeville	Construction activities will be visible in the background of the view associated with the Proposed Scheme and the new A4010 Stoke Mandeville bypass approximately 370m from the viewpoint, albeit they will be partially screened by the intervening vegetation and will not be immediately apparent. Oblique views of construction activities associated with the Footpath SMA/9 accommodation overbridge will also be visible, beyond the intervening vegetation. On this basis the magnitude of change will be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
	At night, minimal additional night glow associated with the Princes Risborough to Aylesbury rail overbridge satellite compound will be perceptible although it will not be immediately attributed to the construction of the Proposed Scheme due to the distance from the viewpoint (approximately 1.1km). On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
112.2.002: View south-west from Stoke House, Stoke Mandeville	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the construction activities will be barely perceptible and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
114.2.001: View west from dwellings on the B4443 Lower Road, Stoke Mandeville	Construction activities, located approximately 380m from the viewpoint, will be barely perceptible from this location due to the extent of intervening vegetation in the view. Therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, minimal additional night glow associated with the construction activities will be perceptible although it will not be immediately attributed to the construction of the Proposed Scheme. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
114.2.002: View west from Moat Farm, Stoke Mandeville	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the Princes Risborough to Aylesbury rail overbridge satellite compound will be perceptible and will increase the extent of lighting in the background of the view to the right. On this basis, the magnitude of change is considered to be low therefore there will be a minor adverse effect at night.
116.2.001: View west from dwellings on Isis Close, Aylesbury	Construction activities, located approximately 100m from the viewpoint, will not be visible from this location due to the extent of intervening vegetation in the view. Therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, minimal additional night glow associated with the construction activities will be perceptible although it will not be immediately attributed to the construction of the Proposed Scheme. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
117.4.001: View east from Bishopstone Road, Bishopstone	Construction activities will be barely perceptible from this location due to the extent of intervening vegetation in the view and distance from the plant and machinery (approximately 1.5km). Therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the medium sensitivity of the receptor will result in a negligible effect.
118.3.001: View north-west from the Round Aylesbury Walk PRoW (Footpath AYL/5), Southcourt	Construction activities will be visible in the background of the view approximately 250m from the viewpoint; however, they will not be immediately apparent and will largely be filtered by the intervening vegetation in the foreground of the view. Therefore the magnitude of change will be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
119.2.002: View east from Sedrup Farm, Sedrup	Significantly affected: refer to Volume 2.



Viewpoint	Description of effect
	At night, minimal additional night glow associated with the construction activities will be perceptible although it will not be immediately attributed to the construction of the Proposed Scheme. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
119.4.002: View east from Portway Road, Hartwell	Construction activities will be barely perceptible in the background of the view, approximately 1.3km from the viewpoint, due to the extent of intervening vegetation. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the medium sensitivity of the receptor will result in a negligible effect.
121.2.001: View north-east from dwellings in Upper Hartwell	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the construction activities will be barely perceptible and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
121.2.002: View east from dwellings in Lower Hartwell	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the construction activities will be barely perceptible and will be indiscernible to the existing light attained in the view. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
124.2.001: View west from dwellings on Grosvenor Way, Fairford Leys	Construction activities associated with the Proposed Scheme, including the construction of the Thame Valley viaduct in the far distance approximately 600m from the viewpoint, will be visible in the background of the view above the thick hedgerow in the middle ground of the view. Therefore the magnitude of change will be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
	At night, additional lighting associated with the construction activities will be visible albeit it will appear as an extension of the sky glow arising from the A41 Bicester Road transport corridor. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
124.6.001: View south-west from Rabans Lane Industrial Park near Hartwell View, Aylesbury	Construction activities associated with the Proposed Scheme will be visible in the background of the view approximately 300m from the viewpoint, albeit heavily filtered by the intervening vegetation. Therefore the magnitude of change will be low. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.
125.2.001: View east from Eythrope House, Eythrope	Construction activities will be barely perceptible in the background of the view approximately 1km from the viewpoint. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the construction activities will be visible albeit it will appear as an extension of the sky glow arising from the settlements of Aylesbury and Berryfields. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
125.3.001: View east from Eythrope Park on the Midshires Way and Swans Way PRoW (Bridleway WAD/9)	Construction activities will be barely perceptible in the background of the view, approximately 1.5km from the viewpoint, due to the extent of intervening vegetation and distance from the Proposed Scheme. Therefore the magnitude of change will be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
126.2.002: View west from dwellings on Paradise Orchard, Berryfields	Construction activities associated with the Proposed Scheme will be visible in the background of the view approximately 800m from the viewpoint, albeit heavily filtered by the intervening vegetation and built-form associated with the Aylesbury Vale Parkway Train Station. Therefore the magnitude of change will be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
	At night, additional lighting associated with the construction of the Thame Valley viaduct will be visible albeit it will not be noticeable given the lit up foreground and middle ground. On the basis of the above the magnitude of change is considered to be negligible therefore there will be a negligible effect at night.
126.4.001: View west from Aylesbury Vale Parkway Train Station	Construction activities associated with the Proposed Scheme will be visible in the background of the view approximately 750m from the viewpoint, albeit heavily filtered by the intervening vegetation and built-form associated with the Aylesbury Vale Parkway Train Station. Therefore the magnitude of change will be low. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.
130.2.001: View west from Fleet Marston Farm, Fleet Marston	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the A41 Bicester Road embankment main compound will be perceptible and will increase the extent of lighting in the background of the view to the right. On this basis, the magnitude of change is considered to be low therefore there will be a minor adverse effect at night.



## 2 Permanent effects arising during operation

### 2.1 Landscape assessment

2.1.1 Table 6 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during the operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account the further integration of the Proposed Scheme into the landscape following greater maturity of the proposed planting. The assessment of significant effects is presented in Volume 2, CFA Report 11, Section 9.

Table 6: Schedule of not significant landscape effects during operation

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
Marsh Vale LCA	Direct impacts on landscape components, such as hedgerows and agricultural land, will only occur in a localised area and will not be reflected in the wider landscape, conserving the key characteristics of this LCA. The addition of the new A4010 Stoke Mandeville bypass in this LCA and the route, overhead line equipment and noise fence barriers in the adjacent Stoke Mandeville Vale LCA will be present as inconspicuous elements across the majority of this LCA, where a discernible reduction in tranquillity in the vicinity of Marsh Crossing will not be representative of the wider area. The low magnitude of change assessed alongside the medium sensitivity of the LCA will result in a minor adverse effect.	By year 15 of operation the proposed planting will have established and further integrate the Proposed Scheme into the landscape, including features such as the new A4010 Stoke Mandeville bypass. On the basis of the above the magnitude of change will reduce to negligible, resulting in a negligible effect.	By year 60 of operation the maturity of proposed planting will further integrate the Proposed Scheme into the landscape; however, the magnitude of change will remain as negligible, resulting in a negligible effect.
Weston Turville Reservoir LCA	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No further assessment required.	No further assessment required.
Stoke Mandeville Vale LCA	Significantly affected: refer to Volume 2.	By year 15 of operation the proposed planting will have established and further integrate features such as the new A4010 Stoke Mandeville bypass and maintenance loop into the landscape. On this basis the magnitude of change will reduce to low, resulting in a minor adverse effect.	By year 60 of operation the maturity of proposed planting will further integrate the Proposed Scheme into the landscape; however, the magnitude of change will remain as low, resulting in a minor adverse effect.
Haddenham Vale LCA	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the proposed planting will have established and further integrate features such as PRoW overbridges and the A418 Oxford Road realignment into the landscape. On this basis the magnitude of change will reduce to low, resulting in a minor adverse effect.
Settlement (Aylesbury) LCA	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.
A418 Ridge LCA	Direct impacts on landscape components within the LCA will be limited to the presence of an approximately 8m deep cutting, overhead line equipment, and noise fence barriers. A noticeable reduction in the level of tranquillity will occur in conjunction with evidence of vegetation losses associated with the construction phase. These alterations, however, will not influence the wider landscape context nor alter the setting of the LCA. The low magnitude of change assessed alongside the medium sensitivity of the LCA will result in a minor adverse effect.	By year 15 of operation planting proposals in the adjacent LCA will have established and farming activities will have resumed with the landscape taking on an appearance similar to that which existed formerly. Therefore the magnitude of change will be negligible, resulting in a negligible effect.	By year 60 of operation the maturity of proposed planting in the adjacent LCA will further integrate the Proposed Scheme into the landscape; however, the magnitude of change will remain as negligible, resulting in a negligible effect.
Fleet Marston Vale LCA	Significantly affected: refer to Volume 2.	By year 15 of operation the reinstated and proposed planting will have established and further integrate the Proposed Scheme into the landscape. Intervisibility with features such as the Thame Valley viaduct, however, will occur over a wide area. On this basis the magnitude of change will reduce to low, resulting in a minor adverse effect.	By year 60 of operation the maturity of proposed planting will further integrate the Proposed Scheme into the landscape; however, the magnitude of change will remain as low, resulting in a minor adverse effect.
Thame Valley LCA	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	No further assessment required.	No further assessment required.
Chearsley Ridge LCA	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in	No further assessment required.	No further assessment required.

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
	a negligible effect.		
Eythrope Parkland LCA	Direct impacts on landscape components will be limited to evidence of vegetation losses in the immediate vicinity of the Proposed Scheme. Furthermore there will be a marked reduction in tranquillity in the immediate vicinity of the Proposed Scheme, although when viewed in the wider landscape context it will not influence the overall setting of the LCA nor alter the key characteristics. Therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the character area this will result in a minor adverse effect.	By year 15 of operation planting proposals will have established and farming activities will have resumed with the landscape taking on an appearance similar to that which existed formerly. Although tranquillity will be discernibly reduced in the immediate vicinity of the Proposed Scheme this will occur in the context of the existing A41 Bicester Road. Therefore the magnitude of change will be negligible, resulting in a negligible effect.	By year 60 of operation the maturity of proposed planting in the adjacent LCA will further integrate the Proposed Scheme into the landscape; however, the magnitude of change will remain as negligible, resulting in a negligible effect.
Settlement (Berryfields) LCA	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.	There will be no change to the landscape setting as a result of the Proposed Scheme. The negligible magnitude of change assessed alongside the high sensitivity of the LCA will result in a negligible effect.

2.2 Visual assessment

2.2.1 Table 7 summarises the assessment for all the representative viewpoints identified within the study area which are considered to experience not significant effects (minor or negligible) during operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account how greater maturity of proposed planting may further screen views of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 11, Section 9.

Table 7: Schedule of not significant visual effects during operation

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
110.2.001: View south-west from dwellings on the A413 Wendover Road, Weston Turville	The Proposed Scheme will be barely perceptible during the winter of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	The Proposed Scheme will be barely perceptible during the summer of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	During year 15 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	During year 60 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
111.2.001: View east from dwellings on Old Risborough Road	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
112.2.001: View west from dwellings on Marsh Lane, Stoke Mandeville	The Proposed Scheme will be barely perceptible during the winter of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	The Proposed Scheme will be barely perceptible during the summer of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	During year 15 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	During year 60 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
112.2.002: View south-west from Stoke House, Stoke Mandeville	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the planting proposals will have matured and will screen views towards the maintenance loop, although the Proposed Scheme will still be visible to the right of the view. Therefore the magnitude of change will be low, resulting in a minor adverse effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
113.4.001: View east from Marsh Lane, Marsh	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By the summer of year 15 of operation the planting proposals adjacent to the new A4010 Stoke Mandeville bypass will have established and will provide additional screening, filtering views towards the Proposed Scheme. Therefore the magnitude of change will be low, resulting in a minor adverse effect.	During year 60 of operation the planting proposals adjacent to the new A4010 Stoke Mandeville bypass will have matured even further, although effects will remain the same as in year 15 of operation and will be minor adverse.
114.2.001: View west from dwellings on the B4443 Lower Road, Stoke Mandeville	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
114.2.002: View west from Moat Farm, Stoke Mandeville	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By the summer of year 15 of operation the planting proposals adjacent to the Proposed Scheme will have established and will provide additional screening, filtering views towards the overhead line equipment. Therefore the magnitude of change will be low, resulting in a minor adverse effect.	By the summer of year 60 of operation the planting proposals adjacent to the Proposed Scheme will have matured even further and will screen views. Therefore the magnitude of change will be negligible, resulting in a negligible effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
115.3.001: View east from PRoW (Footpath SMA/16) near Standall's Farm, Bishopstone	<p>The view of the Proposed Scheme in the winter of year 1 of operation is illustrated on the photomontage shown in Figure LV-01-063 (Volume 2, CFA11 Map Book).</p> <p>The majority of the Proposed Scheme will be barely perceptible during the winter of year 1 of operation due to the screening effect of mitigation earthworks and the route being in cutting, however to the left and right of the view the elevated Footpath SMA/16 accommodation overbridge and the Princes Risborough to Aylesbury rail overbridge will be discernible, as will a new pylon to the left of the view. Therefore the magnitude of change to this receptor will be low and will result in a minor adverse effect.</p>	During the summer of year 1 of operation the Proposed Scheme will be barely perceptible, with the new pylon to the left of the view partially screened by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	The effects during the summer of year 15 of operation will remain the same as those during the summer of year 1 of operation. There will be a negligible effect.	The effects during the summer of year 60 of operation will remain the same as those during the summer of year 15 of operation. There will be a negligible effect.
116.2.001: View west from dwellings on Isis Close, Aylesbury	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
116.3.001: View south-west from the Round Aylesbury Walk PRoW (Footpath SMA/16), Southcourt	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation the elevated Footpath SMA/16 accommodation overbridge will be further integrated into the landscape as farming activating will have resumed and the landscape will largely take on the appearance of the baseline condition. Therefore the magnitude of change will be low, resulting in a minor adverse effect.	The effects during the summer of year 60 of operation will remain the same as those during the summer of year 15 of operation. There will be a minor adverse effect.
117.3.001: View east from the Midshires Way PRoW (Bridleway SBH/19), Bishopstone	Significantly affected: refer to Volume 2.	During the summer of year 1 of operation the intervening woodland and hedgerow vegetation in the foreground and middle ground of the view provides additional screening towards the Proposed Scheme. Therefore the magnitude of change will be low, resulting in a minor adverse effect.	By year 15 of operation the existing and reinstated planting will have matured and in combination with farming activities having resumed the landscape will largely take on the appearance of the baseline condition. Therefore the magnitude of change will be negligible, resulting in a negligible effect.	During year 60 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
117.4.001: View east from Bishopstone Road, Bishopstone	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the medium sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
118.3.001: View north-west from the Round Aylesbury Walk PRoW (Footpath AYL/5), Southcourt	During the winter of year 1 of operation the Proposed Scheme will be intermittently visible in the background of the view beyond the vegetation in the foreground of the view which affords partial screening. The mitigation earthworks will screen views of the noise fence barriers but the overhead line equipment will still be visible, therefore there will be a low magnitude of change. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.	During the summer of year 1 of operation the Proposed Scheme will be further screened by the intervening vegetation in the foreground of the view, although the Proposed Scheme will still be intermittently visible. Therefore a low magnitude of change will remain. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.	By year 15 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation and due to the mitigation earthworks taking on a similar appearance to the baseline condition. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	At year 60 of operation the Proposed Scheme will be barely perceptible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
118.3.002: View west from the Round Aylesbury Walk PRoW (Footpath AYL/4), Southcourt	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	<p>The view of the Proposed Scheme by year 15 of operation is illustrated on the photomontage shown in Figure LV-01-236 (Volume 2, CFA11 Map Book).</p> <p>By the summer of year 15 of operation the planting proposals will have established and will provide additional screening filtering views towards the overhead line equipment and the Footpath SBH/27 overbridge. Therefore the magnitude of change will be low, resulting in a minor adverse effect.</p>	By the summer of year 60 of operation the planting proposals will have matured even further and will screen views towards the Proposed Scheme although effects will remain the same as in year 15 of operation and will be minor adverse.
119.2.001: View east from dwellings on Mayflower Close, Hartwell	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the planting proposals adjacent to the A418 Oxford Road realignment will have matured and will further integrate this feature into the landscape whilst providing additional screening towards the Proposed Scheme. Although the A418 Oxford Road will be nearer to the viewpoint, the planting associated with this feature will be in a better condition than that currently. On that basis the magnitude of change is considered to be low, resulting in a minor beneficial effect.
	At night, additional lighting associated with the A418 Oxford Road realignment and intermittent lighting associated with passing vehicles on this realignment will be visible in proximity to the viewpoint as a result of vegetation losses and its location being nearer in the view. The magnitude of change is considered to be low, resulting in a minor adverse effect.	No further assessment required.	No further assessment required.	No further assessment required.
119.2.002: View east from Sedrup Farm, Sedrup	The Proposed Scheme will be barely perceptible during the winter of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	The Proposed Scheme will be barely perceptible during the summer of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	During year 15 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	During year 60 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
119.4.002: View east from Portway Road, Hartwell	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the medium sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
120.4.002: View west from the A418 Oxford Road adjacent to Hartwell House, Hartwell	The Proposed Scheme will be visible in the background of this view, albeit it will not be immediately apparent and will be largely filtered by intervening vegetation. Evidence of some vegetation losses associated with the construction phase will be visible, as will the loss of a section of the Hartwell Estate boundary wall. Given the minor alteration in the view the magnitude of change is considered to be low. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.	During the summer of year 1 of operation the Proposed Scheme will still be partially visible although additional screening will be afforded by the intervening vegetation. Changes in the view associated with the construction phase, however, will still be apparent and a low magnitude of change will remain. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.	By year 15 of operation the Proposed Scheme will still be partially visible, although additional screening will be afforded by the intervening vegetation. Changes in the view associated with the construction phase, however, will still be apparent and a low magnitude of change will remain. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.	During year 60 of operation the Proposed Scheme will still be partially visible, although additional screening will be afforded by the intervening vegetation. Changes in the view associated with the construction phase, however, will still be apparent and a low magnitude of change will remain. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.
121.2.001: View north-east from dwellings in Upper Hartwell	During the winter of year 1 of operation the Proposed Scheme will be visible in between the middle ground and background of the view, with evidence of vegetation removed during the construction phase apparent. The main visible elements will be overhead line equipment and noise fence barriers. Proposed planting will still be in an immature state. Therefore there will be a low magnitude of change. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.	By the summer of year 1 of operation the Proposed Scheme will be still visible in between the middle ground and background of the view, with evidence of vegetation removed during the construction phase apparent. The main visible elements will be overhead line equipment and noise fence barriers; however, these will be further screened during the summer by the intervening vegetation in leaf. Proposed planting will be in an immature state. Therefore a low magnitude of change will remain. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.	By year 15 of operation the Proposed Scheme will not be perceptibly visible. Planting proposals will be established and will provide additional screening towards the Proposed Scheme. Therefore there will be a negligible magnitude of change. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	By year 60 of operation the route of the Proposed Scheme will not be visible. Planting proposals along the tree avenue will have matured further and will aid the observers reading and understanding of the historic landscape in the view, in addition to providing further screening. The composition of the view will be discernibly improved therefore there will be a low magnitude of change. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor beneficial effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
121.2.002: View east from dwellings in Lower Hartwell	During the winter of year 1 of operation the Proposed Scheme will be visible on an embankment in the background of this view with the overhead line equipment the most visible element. The Proposed Scheme will not be immediately apparent however, and will be largely filtered by the intervening vegetation. Therefore there will be a low magnitude of change. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.	By the summer of year 1 of operation the Proposed Scheme will be further screened by the vegetation in the middle ground of the view. Elements of the Proposed Scheme will still be intermittently visible, including the overhead line equipment, although these will largely be inconspicuous to the viewer. Therefore there will be a negligible magnitude of change. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	At year 15 of operation the Proposed Scheme will be intermittently visible in the background of the view, for the most part screened by the intervening vegetation. Therefore a negligible magnitude of change will remain. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible adverse effect.	At year 60 of operation the Proposed Scheme will be intermittently visible in the background of the view, for the most part screened by the intervening vegetation. Therefore a negligible magnitude of change will remain. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible adverse effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
121.3.003: View north along the main tree avenue, Hartwell House	<p>The view of the Proposed Scheme in the winter of year 1 of operation is illustrated on the photomontage shown in Figure LV-01-067 (Volume 2, CFA11 Map Book).</p> <p>During the winter of year 1 of operation some vegetation losses at the end of the tree avenue vista will be apparent, as will the subtle alteration in the landform as a result of mitigation earthworks, with the land yet to take on a similar appearance to its previous state. Therefore the magnitude of change will be low, resulting in a minor adverse effect.</p>	<p>During the summer of year 1 of operation the tree avenue will partially screen views towards the end of the vista, whereby evidence of vegetation losses will be less apparent. Therefore the magnitude of change will be negligible resulting in a negligible effect.</p>	<p>By year 15 of operation the planting proposals will have established and will discernibly improve the condition of the tree avenue. Mitigation earthworks will be better integrated into the landscape and will appear as pastoral farmland. Therefore the magnitude of change will be low, resulting in a minor beneficial effect.</p>	Significantly affected: refer to Volume 2.
123.2.001: View north-east from Whaddon Hill Farm, Lower Hartwell	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	<p>By year 60 of operation the proposed planting in the vicinity of the Bridleway SBH/2 overbridge will have matured further and will partially screen this elevated feature. The balancing pond in the vicinity of the Thame Valley viaduct will also have taken on a more natural appearance and given the distance of the viewpoint from the Proposed Scheme the magnitude of change will reduce to low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
	<p>At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.</p>	<p>No further assessment required.</p>	<p>No further assessment required.</p>	<p>No further assessment required.</p>
123.3.001: View north-east from the Midshires Way, North Bucks Way and Thame Valley Walk PRoW (Bridleway SBH/2)	<p>During the winter of year 1 of operation the overhead line equipment of the Proposed Scheme will be intermittently visible between the middle ground and background of the view, as will the Thame Valley viaduct. A minor alteration in the view will arise resulting in a low magnitude of change. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>	<p>During the summer of year 1 of operation the screening afforded by vegetation running alongside the watercourse will further obstruct views towards the Proposed Scheme whereby the Proposed Scheme will appear as an inconspicuous element largely screened by vegetation. Therefore there will be a negligible magnitude of change, resulting in a negligible effect.</p>	<p>At year 15 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>	<p>At year 60 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>
124.2.001: View west from dwellings on Grosvenor Way, Fairford Leys	<p>The Proposed Scheme will be barely perceptible during the winter of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>	<p>The Proposed Scheme will be barely perceptible during the summer of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>	<p>During year 15 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>	<p>During year 60 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>
	<p>At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.</p>	<p>No further assessment required.</p>	<p>No further assessment required.</p>	<p>No further assessment required.</p>

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
124.3.001: View west from the Thame Valley Walk PRoW (Bridleway SBH/2)	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the proposed planting in the vicinity of the Bridleway SBH/2 overbridge will have matured and will further integrate the Proposed Scheme into the landscape, whilst planting to the left of the view will screen views towards the overhead line equipment. Therefore the magnitude of change will be low resulting in a minor adverse effect.
124.6.001: View south-west from Rabans Lane Industrial Park near Hartwell View, Aylesbury	The Proposed Scheme will be barely perceptible during the winter of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the low sensitivity of the receptor will result in a negligible effect.	The Proposed Scheme will be barely perceptible during the summer of year 1 of operation due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the low sensitivity of the receptor will result in a negligible effect.	During year 15 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the low sensitivity of the receptor will result in a negligible effect.	During year 60 of operation the Proposed Scheme will be barely perceptible due to the extent of screening afforded by the intervening vegetation. The negligible magnitude of change assessed against the low sensitivity of the receptor will result in a negligible effect.
125.2.001: View east from Eythrope House, Eythrope	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
125.3.001: View east from Eythrope Park on the Midshires Way and Swans Way PRoW (Bridleway WAD/g)	The Proposed Scheme will not be visible from this location. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
126.2.001: View west from Putlowes	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
126.2.002: View west from dwellings on Paradise Orchard, Berryfields	During the winter of year 1 of operation the Proposed Scheme will appear as an inconspicuous element in the background of the view, partially obscured by the intervening vegetation and built elements in the middle ground. Therefore there will be a negligible magnitude of change. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	During the summer of year 1 of operation the Proposed Scheme will not be perceptibly visible due to the screening afforded by the intervening vegetation and built elements associated with the Aylesbury Vale Train Station. Therefore there will be a negligible magnitude of change. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	At year 15 of operation the Proposed Scheme will not be perceptibly visible. Therefore there will be a negligible magnitude of change. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.	At year 60 of operation the Proposed Scheme will not be perceptibly visible. Therefore there will be a negligible magnitude of change. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
126.4.001: View west from Aylesbury Vale Parkway Train Station	The Proposed Scheme will be partially visible in between the middle ground and background of this view. The changes occurring in the view will be largely filtered by the intervening vegetation and built elements associated with the train station. Therefore there will be a low magnitude of change. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.	During the summer of year 1 of operation the planting associated with the existing railway, in the middle ground of the view, will provide additional screening. The Proposed Scheme will appear as an inconspicuous element almost entirely obscured by the intervening vegetation and built elements in the foreground and middle ground of the view. Therefore there will be a negligible magnitude of change resulting in a negligible effect.	By year 15 of operation the Proposed Scheme will not be perceptibly visible. Therefore there will be a negligible magnitude of change. The negligible magnitude of change assessed against the low sensitivity of the receptor will result in a negligible effect.	At year 60 of operation the Proposed Scheme will not be perceptibly visible. Therefore there will be a negligible magnitude of change. The negligible magnitude of change assessed against the low sensitivity of the receptor will result in a negligible effect.
128.3.001: View west from PRoW (Bridleway FMA/1), Fleet Marston	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation the proposed planting copses will mask the linear nature of the Proposed Scheme whilst providing additional screening. The mitigation earthworks will have also taken on a farmed appearance and will be less apparent in the view than during year 1 of operation. Therefore the magnitude of change will be low, resulting in a minor adverse effect.	By year 60 of operation matured proposed planting will provide additional screening and will further integrate the Proposed Scheme into the landscape, although the effect will remain the same as in year 15 of operation, minor adverse.
129.2.001: View east from Cranwell Farm, Fleet Marston	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation the proposed planting will have further matured and will partially screen views towards the Proposed Scheme. Therefore the magnitude of change will be low, resulting in a minor adverse effect.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
129.2.002: View east from Volvere, Fleet Marston	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	During year 60 of operation the proposed planting in the vicinity of the A41 Bicester Road realignment will have matured and will further integrate the Proposed Scheme into the landscape, partially screening this feature. Given the extent of screening afforded by intervening vegetation the magnitude of change will be low, resulting in a minor adverse effect.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
129.2.003: View north-east from Coneyhill Cottages, Eythrope	The view of the Proposed Scheme in the winter of year 1 of operation is illustrated on the photomontage shown in Figure LV-01-071 (Volume 2, CFA11 Map Book).  The Proposed Scheme will be visible as a distinct linear feature within the overhead line equipment and noise fence barriers the main visible element, within the context of a farmed valley landscape with numerous elements of human influence, including the settlement of Aylesbury, pylons and the A41 Bicester Road. The elevated Bridleway FMA/1 accommodation overbridge will be distinguishable but not prominent within this view approximately 1km from the viewer. Given the existing landscape context and distance from the Proposed Scheme, the magnitude of change is considered to be low, resulting in a minor adverse effect.	The effects during the summer of year 1 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.	By year 15 the proposed planting in the vicinity of the A41 Bicester Road realignment will have matured, partially screening this feature. The earthworks will have also taken on a farmed appearance and will be less apparent in the view in comparison to year 1 of operation. The magnitude of change will remain low, resulting in a minor adverse effect.	By year 60 of operation matured proposed planting will provide additional screening and will further integrate the Proposed Scheme into the landscape, although the effect will remain the same as in year 15 of operation, minor adverse.
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
129.3.001: View north from the Midshires Way and Swans Way PRoW (Bridleway WAD/22), Waddesdon Hill	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	The view of the Proposed Scheme by year 15 of operation is illustrated on the photomontage shown in Figure LV-01-237 (Volume 2, CFA11 Map Book).  By year 15 of operation reinstated and proposed planting adjacent to the A41 Bicester Road realignment will have matured and will better integrate the Proposed Scheme into the landscape, partially screening this feature. Given the distance of the viewpoint from the Proposed Scheme the magnitude of change will be low, resulting in a minor adverse effect.	By year 60 of operation matured proposed planting will provide additional screening and will further integrate the Proposed Scheme into the landscape, although the effect will remain the same as in year 15 of operation, minor adverse.
130.2.001: View west from Fleet Marston Farm, Fleet Marston	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation the Proposed Scheme on embankment and the Bridleway FMA/1 accommodation overbridge will be apparent in the view, albeit seen against an elevated backdrop. The earthworks will have taken on a farmed appearance and in combination with the matured reinstated and proposed planting, will further integrate the Proposed Scheme into the landscape. Therefore, the magnitude of change will be low, resulting in a minor adverse effect.	By year 60 of operation matured proposed planting will provide additional screening and will further integrate the Proposed Scheme into the landscape, although the effect will remain the same as in year 15 of operation, minor adverse.



Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
	At night, additional lighting associated with the operation of the Proposed Scheme during the winter of year 1 of operation is not anticipated at this location; therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
131.3.001: View north-east from the North Bucks Way, Aylesbury Ring, Bernwood Jubilee Way and Midshires Way PRoW (Footpath WAD/7B), Waddesdon Hill	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation reinstated and proposed planting adjacent to the A41 Bicester Road realignment will have matured and will better integrate the Proposed Scheme into the landscape, partially screening this feature. Given the distance of the viewpoint from the Proposed Scheme the magnitude of change will be low resulting, in a minor adverse effect.	By year 60 of operation matured proposed planting will provide additional screening and will further integrate the Proposed Scheme into the landscape, although the effect will remain the same as in year 15 of operation, minor adverse.

# Part 5    References

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